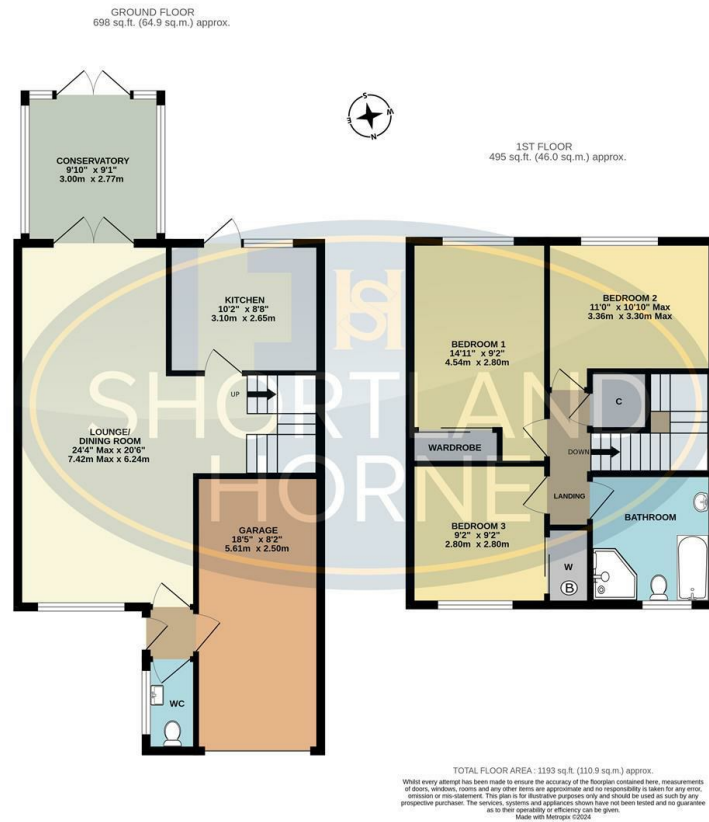


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Conifer Paddock
Binley CV3 2RE



£315,000

Bedrooms 3 Bathrooms 1

Located in the quiet backwater of Conifer Paddock in Binley, Coventry, this delightful three-bedroom semi-detached home is a true gem. Built in the 1970s, this property has been immaculately maintained by the current owner who has lived there for nearly 40 years.

Upon entering, you are greeted by the spacious lounge/dining room, perfect for entertaining guests or relaxing with family. The addition of a fully glazed conservatory allows for plenty of natural light to flood the space, creating a warm and inviting atmosphere.

The kitchen is modern and well designed with plenty of worktop space and fitted Neff appliances.

The property boasts three well-proportioned bedrooms with lots of storage space, ideal for a growing family or those in need of a home office.

One of the standout features of this home is the beautifully landscaped, south facing rear garden, providing a tranquil outdoor space to enjoy during the warmer months. Additionally, with a front driveway for up to three vehicles, parking will never be an issue for you or your guests.

There is also room for expansion as the integral garage could be converted and the side verge, as highlighted, also forms part of the property.

The property is located within easy commuting distance of UHCW, Jaguar Land Rover and Coventry University. Good schools and major shops are close by plus enjoy easy access to the motorway network.

All in all this is the ideal family home. Call to book your viewing now.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: The vendor will be buying another property
- Parking Arrangements: Off road parking plus single garage
- Council Tax Band: C
- EPC Rating: C
- Total Area: Approx. 1193 Sq. Ft



GROUND FLOOR		Bedroom 1	14'11 x 9'2
Hallway		Bedroom 2	11.0' max x 10'10 max
WC		Bedroom 3	9'2 x 9'2
Lounge / Dining Room	24'4 max x 20'6 max	Bathroom	
Kitchen	10'2 x 8'8		
Conservatory	9'10 x 9'1		
Garage	18'5 x 8'2		
FIRST FLOOR			