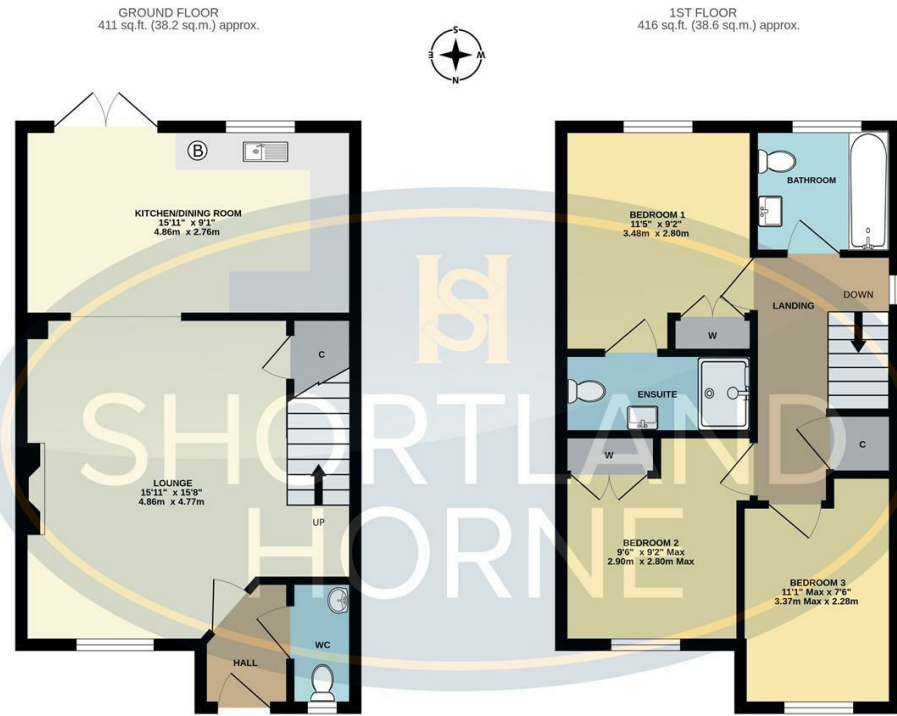


## Floor Plan



TOTAL FLOOR AREA: 827 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memphis 12/04

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) <b>A</b>		84	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

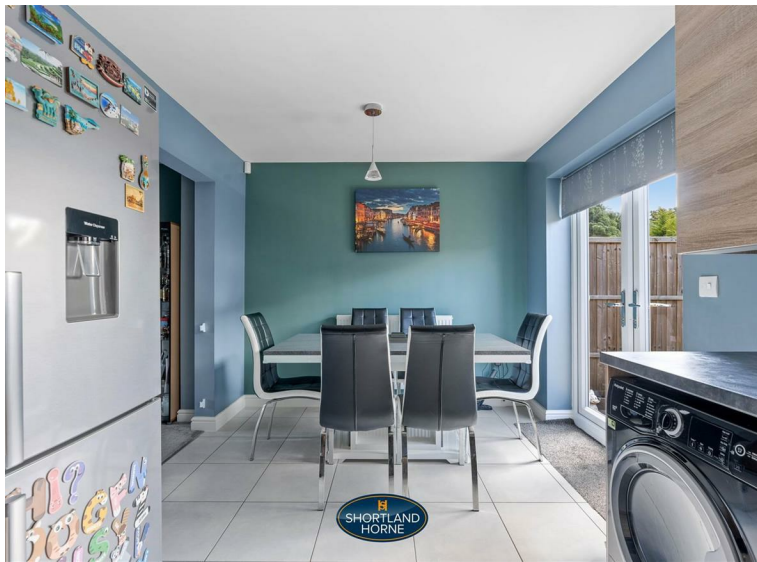
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



follow us  

**David Spencer Drive**  
**Binley CV3 1QG**



# £280,000 Offers Over

## Bedrooms 3 Bathrooms 2

Welcome to this modern and spacious 3-bedroom home on David Spencer Drive, which pairs contemporary living with a friendly community vibe. Nestled in a peaceful spot within the sought-after development in Binley, this residence offers a comfortable and stylish living experience that immediately evokes a sense of 'home' as you step inside

### Living Spaces:

The stylish and light-filled living room is a generous space, bathed in natural light from the bay window. The electric fire is perfect for those chilly evenings, creating a cosy atmosphere. The heart of the home is the living kitchen, a culinary haven fully equipped with integrated appliances and elegant countertops. There is enough space for a dining table and French doors open out to the sunny garden, making it perfect for entertaining. The welcoming entrance hall also features a useful W/C.

### Bedrooms:

Ascending the stairs to the first floor, you will find two light-filled double bedrooms, both complete with fitted wardrobes. The generous third bedroom features an arched cathedral window, allowing an abundance of sunlight to flood the room. The main bedroom is a private retreat with its own en-suite shower room and fitted wardrobes. All the bedrooms are served by a pristine bathroom featuring a white suite, making it the perfect place to light some candles and enjoy a long soak.

### Outdoor Space:

Outside, the current owners have created a tranquil, sunny rear garden for your enjoyment. It features a patio seating area ideal for BBQs or alfresco dining, a lush lawn, and space for a trampoline for children's entertainment. Side access leads to the front of the property, where a driveway for two cars can be found.

### Location:

David Spencer Drive boasts great road links, ensuring easy access around the city. The area offers a good range of shops, including the Warwickshire Shopping Park, as well as schools, a nearby health club, a golf course, and proximity to the University Hospital.

This home combines modern living with comfort and style, making it an ideal choice for those seeking a peaceful yet convenient location in Binley.

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: Buying a new build property  
 Parking Arrangements: Driveway (2 cars)  
 Garden Direction: South



GROUND FLOOR		En-Suite	
Hall		Bedroom 2	9'6 x 9'2 (max)
WC/Cloakroom		Bedroom 3	11'1 (max) x 7'6
Lounge	15'11 x 15'8	Bathroom	
Kitchen/Dining Room	15'11 x 9'1	OUTSIDE	
FIRST FLOOR		Rear Garden	
Landing		Driveway (2 cars)	
Bedroom 1	11'5 x 9'2		