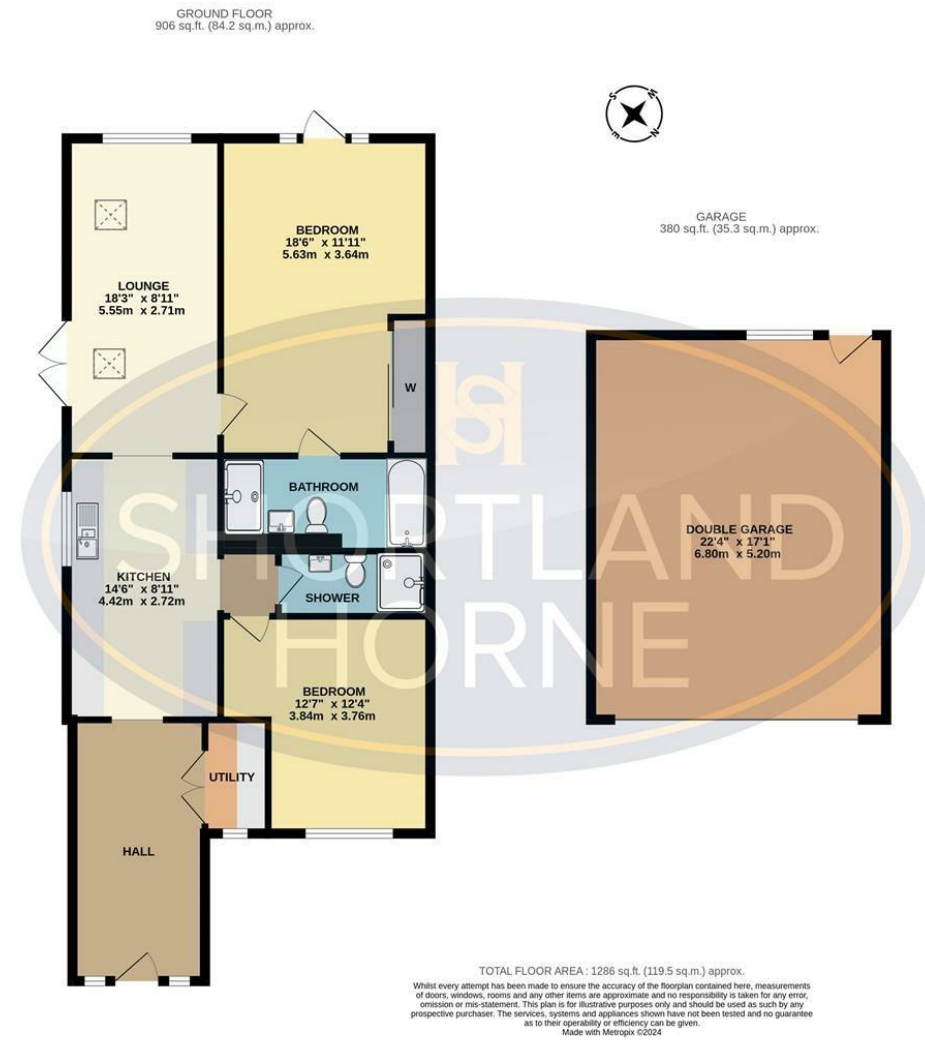


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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Pontypool Avenue
Binley CV3 2PJ



£315,000

Bedrooms 2
Bathrooms 2

A fabulous family home. A sought-after location. And oodles of space. This detached home, situated on a fabulous plot on this peaceful road in Binley, is now on the market. Offering over 1250 sq feet of living area, The house has been beautiful re-furnished and extended, making it an incredibly desirable property. Everything is immaculate and no expense has been spared on the significant improvements that have taken place over the past few years. We think this is a wonderful home, designed for the rigours of modern living.

Upon entering, you are greeted by a warm and spacious ambience, thanks to its modern, open, and airy design. The home features a practical layout that seamlessly connects various living areas, making it ideal for everyday living and entertaining guests.

The expansive entrance hall is a welcoming space for guests, even accommodating a dining table, and leads through double doors into a utility area, which is adjacent to a beautifully appointed shower room.

One of the home's standout features is its exceptional lounge. With an arched roof and two Velux skylights flooding the room with natural light, this space is perfect for gatherings. Whether you're cosying up by the inset gas fire on chilly evenings or opening the French doors to extend the living space outdoors during warmer weather, this room provides a perfect setting for creating lasting memories with family and friends.

The fabulous kitchen is the heart of the home, designed for culinary delights with sleek cabinetry and beautiful tiled flooring. It features space for an American-style fridge, a range oven with an angled extractor fan, a built-in dishwasher, and a ceramic sink, all illuminated by inset spotlights. This space perfectly marries form and function.

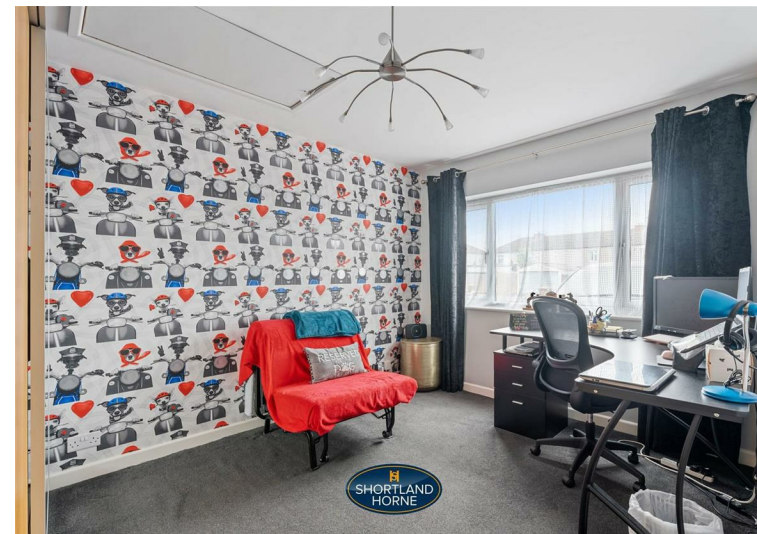
The home offers two double bedrooms, each designed for comfort and tranquillity. The main bedroom exudes luxury, featuring plush carpeting, ample storage, and a private en-suite with a walk-in shower, bathtub, and contemporary fixtures.

Outside, the property continues to impress with its low-maintenance gardens and extensive off-road parking for at least five cars. The rear garden offers a serene retreat with high hedges, an artificial lawn, and a block-paved patio—ideal for al fresco dining or unwinding after a long day. A gate provides access to Binley Park, nature reserve, and woodlands. Additionally, there is a superb double garage.

Situated in a friendly and quiet neighbourhood, this home offers the best of both worlds—a peaceful retreat within easy reach of local amenities and excellent transport links. With good schools nearby and Warwickshire Retail Park just a short distance away, this property truly embodies the essence of modern family living in a convenient and popular location.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: Looking for a property to buy
- Parking Arrangements: Driveway for minimum 5 cars
- Garage Details: Double garage
- Extensions/Loft conversion:
- Garden Direction: South-West



INTERNAL

Hall	
Lounge	18'3 x 8'1
Kitchen	14'6 x 8'11
Utility	
Bedroom 1	18'6 x 11'11
En-Suite Bathroom	
Bedroom 2	12'7 x 12'4

Shower Room

OUTSIDE

Double Garage	22'4 x 17'1
Rear Garden	