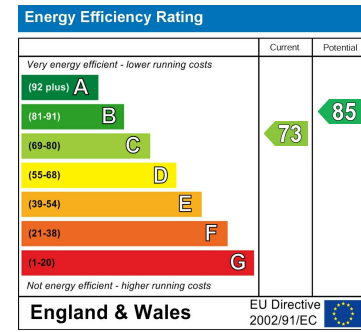


Floor Plan



TOTAL FLOOR AREA: 1079 sq. ft. (100.2 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix i2024

EPC



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.

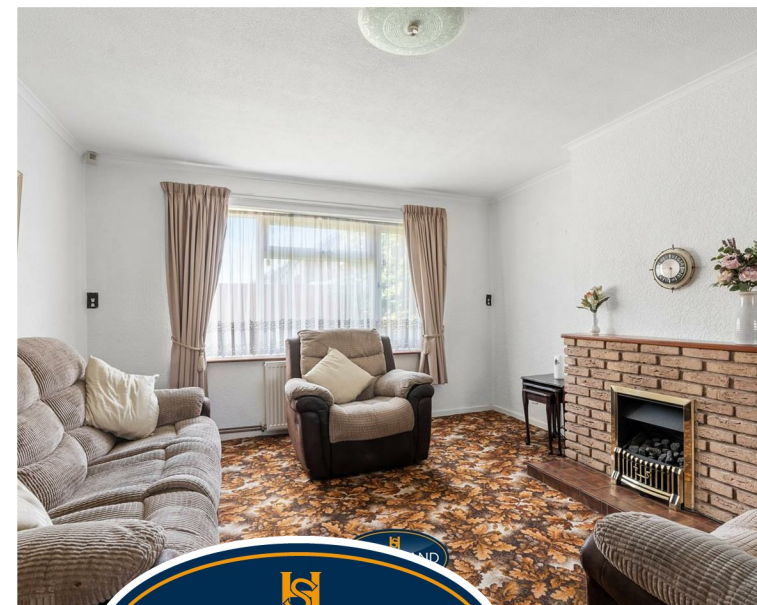
Appliances

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

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Tysoe Croft
 Binley CV3 2FF



£210,000 Offers Over

Bedrooms 3 Bathrooms 1

This splendid three-bedroom home in Binley offers a haven for modern family living, nestled off Bredon Avenue with a walkway to the front. Its convenient location near schools, Warwickshire Shopping Park, the University Hospital, and the A46 ensures easy access to essential amenities. Cherished by the same family from new, this property is now available for sale with no onward chain.

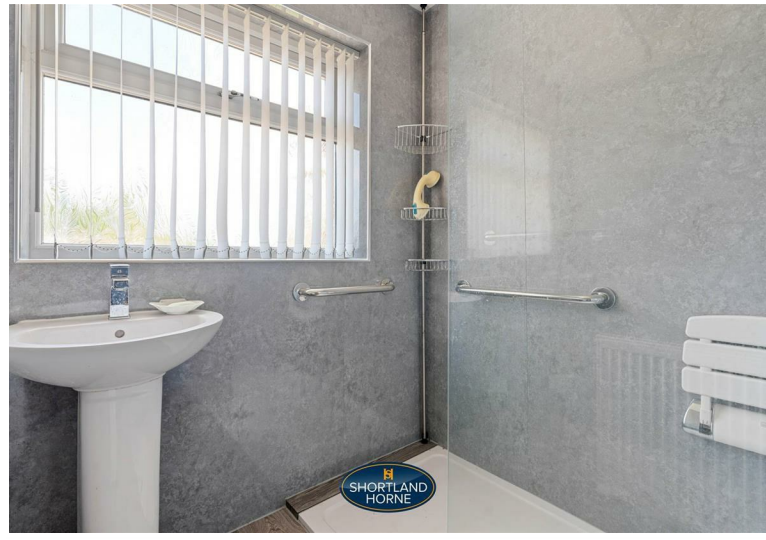
Upon entering, you are greeted by a welcoming atmosphere that sets the tone for a warm and inviting home. The spacious, sunlit lounge/dining room provides a perfect spot to unwind and ample space for family meals.

Ascending to the first floor reveals an L-shaped landing leading to three bedrooms, a WC, and a shower room. The master bedroom offers a serene retreat, while the second double bedroom comfortably accommodates guests or family members and boasts a fitted wardrobe. The third bedroom, generously proportioned, can accommodate a small double bed and also functions well as a home office. All three bedrooms boast a bright and airy feel, decorated in neutral tones with carpet. The fully equipped and tastefully appointed shower room ensures that daily routines are transformed into moments of indulgence. The separate WC adds a practical touch.

Outside, practicality meets charm. The rear garden, featuring a block-paved driveway, is low-maintenance and enclosed by quality fencing, offering a perfect spot for alfresco dining or morning coffee. A brick-built single garage with electrics and an up-and-over door enhances the property's functionality. To the front, the property has a lawned garden and a walkway for residents and visitors.

In summary, this property embodies the ideal family home with its great location, close proximity to essential amenities, and excellent road links. Don't miss the chance to turn this retreat into your forever home—start creating cherished memories today!

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Rear garage – parking spot in front of garage or street parking on Bredon Avenue
 Garden Direction: South-West
 Council Tax Band: B
 EPC Rating: C
 Total Area: Approx. 1079 Sq. Ft



GROUND FLOOR		Bedroom 2	12' x 10'
Porch		Bedroom 3	9'4 x 7'5
Hallway		WC	
Lounge/Dining Room	25'3 x 12'6	Shower Room	
Kitchen	9'5 x 8'10	OUTSIDE	
FIRST FLOOR		Garage	15'11 x 7'11
Landing		Rear Garden	
Bedroom 1	12'11 x 11'3	Front Garden	