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Billesden Close  
Binley CV3 2GA

## Billesden Close CV3 2GA

A superb four bedroom family property located in the desirable area of Billesden Close, Binley, Coventry. This house boasts a gated block-paved driveway with an integral garage, providing both security and convenience.

The property is situated in a quiet close and briefly comprises of a utility/ conservatory area leading to the kitchen, hallway, ground floor WC, spacious lounge with opening leading through to the dining area. The property features four bedrooms, offering ample space for a family or for those in need of a home office. Externally the property has a neatly laid out rear garden that flanks the property. To the front is a block paved driveway that leads to an integral garage.

The property is well served with local bus routes to the City Centre, popular schools, local amenities and a short commute to UHCW.

selling quality  
property since 1995







  
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## Dimensions

**GROUND FLOOR** 4.93m x 2.44m

**Utility/ Conservatory**

4.80m x 2.49m

**Kitchen**

4.75m x 2.62m

**Hallway**

**WC**

**Lounge**

5.56m x 3.51m

**Dining Room**

2.92m x 2.74m

**FIRST FLOOR**

**Landing**

**Shower Room**

**Bedroom**

4.75m x 2.64m

**Bedroom**

3.51m x 3.02m

**Bedroom**

3.51m x 2.44m

**Bedroom**

2.72m x 2.11m

**GARAGE**



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# Floor Plan



TOTAL FLOOR AREA: 1381 sq. ft. (128.3 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 12/2024

Total area: 1381.00 sq ft

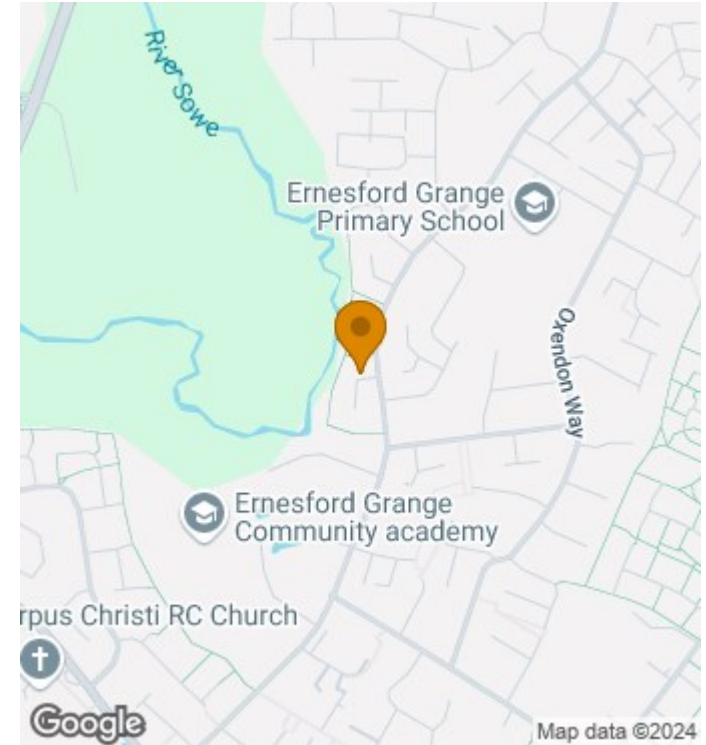
### Disclaimer

**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 Home.  
**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 Home 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

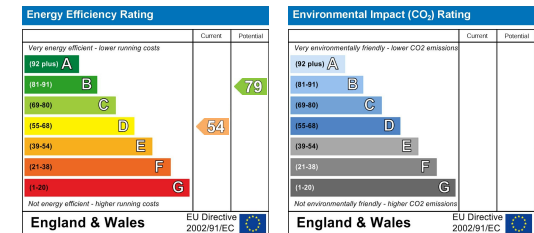
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 Home'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 Home 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.

# Location Map



## EPC



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