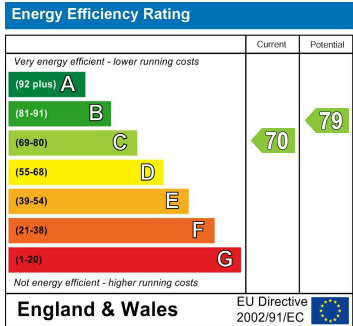


Floor Plan



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.

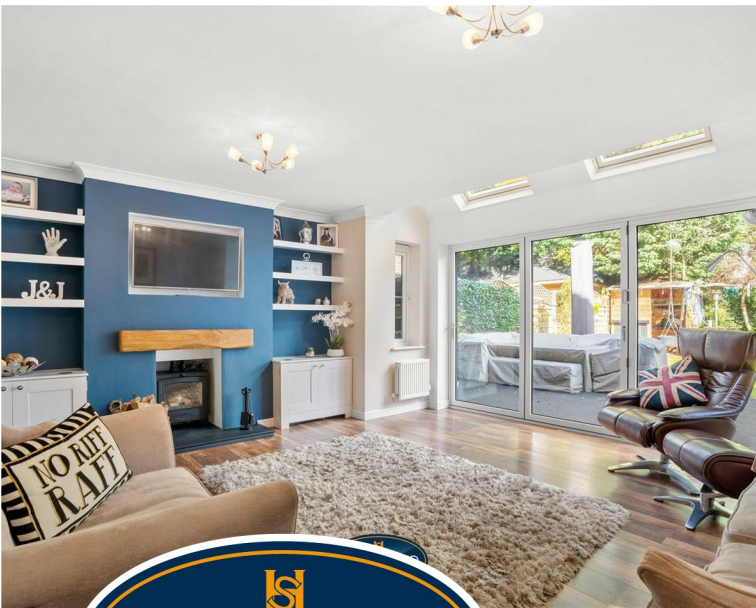
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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

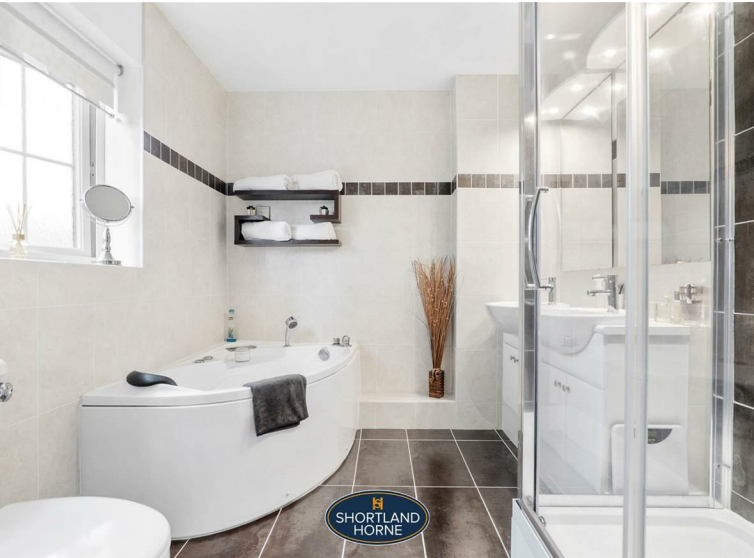
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Longmoor Drive
Binley CV3 1LB



£500,000 Offers Over | Bedrooms 5 Bathrooms 3

There is the beautiful oak porch entrance and contemporary facade that will set your heart racing before you have even opened the front door.

The downstairs is perfect for the modern family. The first thing you notice is the sense of space and the connection to the garden from the stunning living room, the hub of the show. When you stand here, you feel happy. We love the recently added skylights and the elegant trifold doors allow light to flood all the way through the room, illuminating it at every level. and frame the lush garden perfectly. Slide open the doors to create the indoor/outdoor lifestyle that we all crave.

The kitchen oozes style and hosts integrated appliances. It's a place the family can be at the same time doing their own thing - dad cooking up a culinary masterpiece, mum catching up on emails and the kids finishing off their homework. There is a utility room and WC just off the kitchen, which makes this a practical as well as stylish space.

This fabulous residence will thrill house hunters who appreciate modern design and crave space and privacy. We're obsessed with every room: it's warm, comfortable, and sociable all at the same time. Extending almost 2000 sq. ft, unfolding across three storeys, it ticks every box for even the most particular of families having a natural flow and a garden setting to match the beauty of the beautiful woodland that surround this home. From the moment you walk through the front door you are treated to a sense of light and space and you instantly feel at home.



GROUND FLOOR		Bedroom Five	
Living Room	16'7 x 14'9	Family Bathroom	8'3 (max) x 6'11
Dining Room	10'11 (max) x 9'5	SECOND FLOOR	
Kitchen	16'8 (max) x 8'11	Bedroom Two	16'9 x 7'8
Utility	6'1 x 5'8	Bedroom Three	16'9 x 7'7
WC		Bathroom	7'2 x 5'8
FIRST FLOOR		OUTSIDE	
Bedroom One	16'7 x 11'10	Tandem Garage	35'1 x 8'3
En-Suite	8'11 x 7'6	Rear Garden	
Bedroom Four	10'11 x 9'5	Driveway	