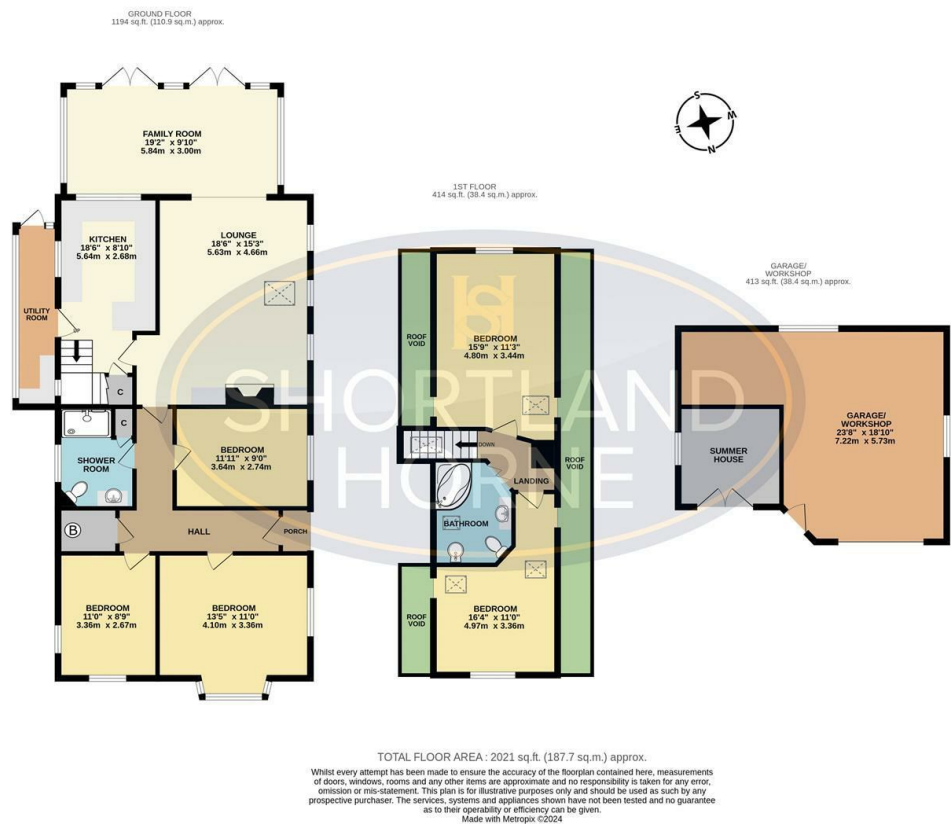
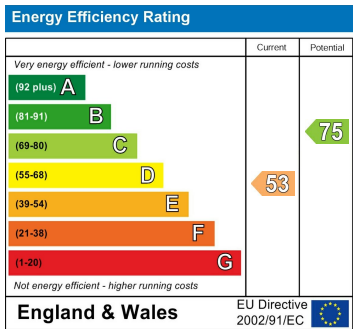


Floor Plan



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.



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Rugby Road
Binley Woods CV3 2AX



£585,000

Bedrooms 5
Bathrooms 2

This delightful 4/5-bedroom detached bungalow is nestled in the sought-after village of Binley Woods. With over 2,000 square feet of beautifully maintained living space, the property is offered for sale with no upward chain and sits on an attractive plot surrounded by mature trees. Its thoughtfully designed layout harmonises traditional and modern styles, making it ideal for families looking for a spacious, welcoming home.

As you step through the inviting porch, a spacious, light-filled hallway greets you, setting the tone for the rest of the home. The Lounge exudes character, with a striking brick-built fireplace, a log burner for cosy evenings, and rich hardwood floors. A Velux window brings in a wash of natural light, while the space flows naturally into the Family Room—a bright, airy sanctuary with two sets of French doors, surrounding windows, and ample space to sink into a sofa and take in the garden views.

The Kitchen is well-equipped, with shaker-style cabinets, a built-in double oven, ceramic hob, extractor, and chic tiled flooring. Modern LED lighting under the cabinets enhances the warm, welcoming ambiance, and the adjoining utility/boot room offers ample storage, keeping everyday clutter out of sight.

On the ground floor, the principal bedroom is generously proportioned, featuring a large bay window that fills the room with sunlight, along with an additional side window and ceiling fan. With plenty of room for furnishings, this suite provides a perfect retreat. Two further double bedrooms on this level offer flexible options for family, guests, or a home office, with one currently used as a study. A sleek shower room completes this floor, showcasing a pristine, fully tiled finish, a walk-in rainfall shower, a vanity sink, and WC.

Upstairs, a landing leads to two more double bedrooms, both neutrally decorated and flooded with light from skylights and windows. These rooms are complemented by a family bathroom, complete with a four-piece suite including a corner bathtub with jets—ideal for relaxing soaks—a sink, WC, and bidet.

Outside, the south-facing garden is a sunny haven, offering complete privacy with fencing around the perimeter. The slightly raised patio area invites you to enjoy outdoor dining or morning coffee surrounded by greenery. The garden also features a charming, wood-clad garage/workshop and a delightful summer house, perfect for hobbies or quiet retreats.

A generous driveway at the front allows parking for 2-3 cars, with gated side access leading to the garage/workshop for added convenience. Binley Woods offers village life at its finest, with amenities like a local pub, village hall, and convenient bus routes, plus easy access to Wolston, University Hospital, and Warwickshire Retail Park. Excellent transport links, including the M6 and A46, make getting around a breeze.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements Driveway
Garden Direction: South Facing
Council Tax Band: D
EPC Rating: E
Total Area: Approx. 2,021 Sq. Ft



GROUND FLOOR		FIRST FLOOR	
Lounge	18'6 x 15'3	Bedroom 2	15'9 x 11'3
Family Room	19'2 x 9'2	Bedroom 3	16'4 x 11'
Kitchen	18'6 x 8'10	Bathroom	
Utility Room		OUTSIDE	
Bedroom 1	13'5 x 11'	Garage/Workshop	13'8 x 18'10
Bedroom 4	11'11 x 9'0	Summer House	
Bedroom 5/Study	11' x 8'9	Rear Garden	
		Driveway	