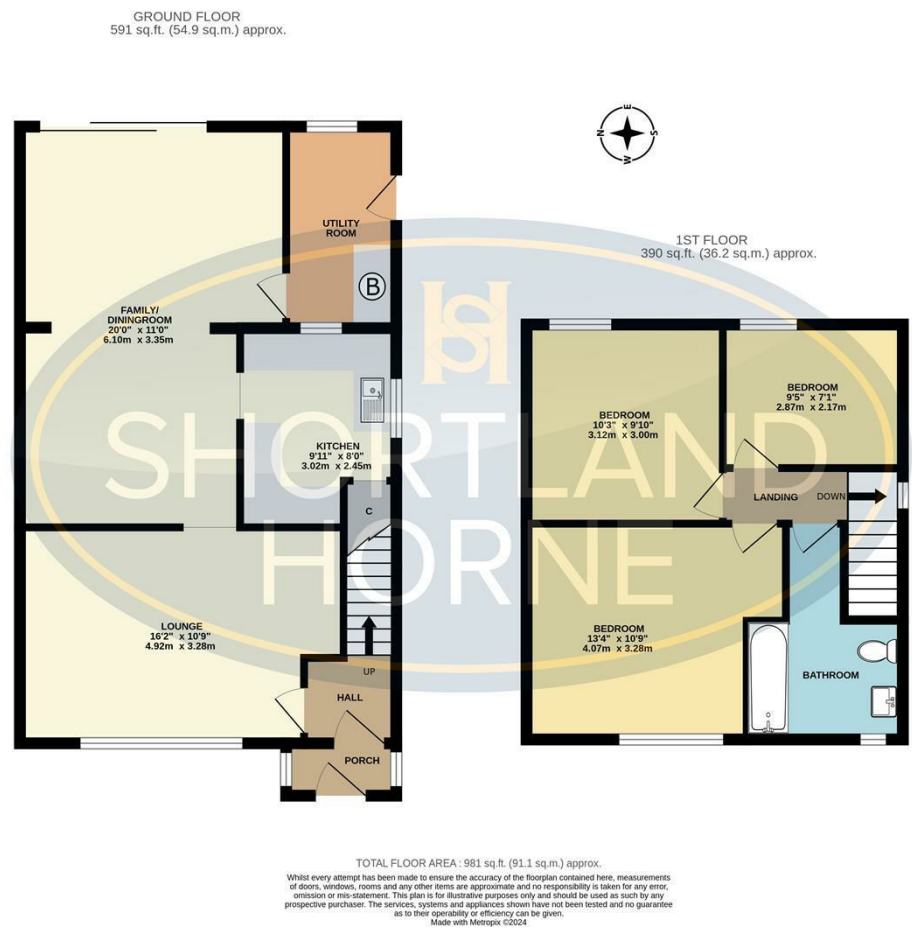
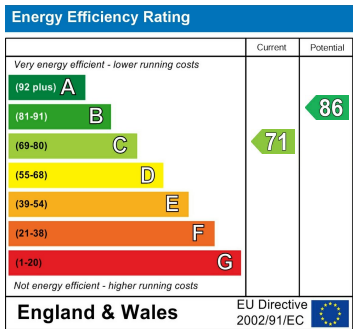


Floor Plan



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.

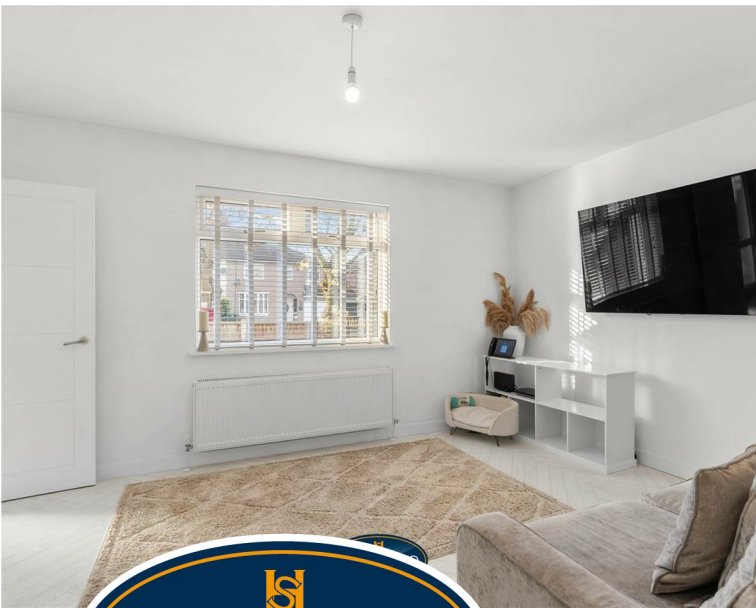
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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

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Clifford Bridge Road
Binley CV3 2DY



£280,000 Offers Over

Bedrooms 3
Bathrooms 1

This beautifully extended and spacious home on the popular Clifford Bridge Road is a fantastic opportunity for those looking for a family-ready property. Lovingly maintained and thoughtfully updated by its current owner, this bright and airy home is move-in ready, offering all the features a modern family could desire. The property includes a generously sized rear garden, perfect for outdoor fun, with potential for further expansion to the side and rear. Inside, the layout includes three generously sized bedrooms, each ideal for family life, and a driveway that accommodates three cars, making it ideal for households with multiple vehicles.

Recent renovations have significantly enhanced the home, with chimneys removed from the lounge and bedrooms and all rooms (except the kitchen, bathroom, and utility room) taken back to the brick. These spaces have been newly insulated, boarded, plastered, and freshly decorated. The extension includes skylights for additional natural light, and the downstairs floor has been levelled and fitted with new wooden flooring, adding a modern touch.

Entering through the porch and hallway, you'll find a bright and inviting living room with light-coloured floors and white walls, creating an open, airy feel that flows throughout the home. There is ample room for comfortable sofas and furniture, while wooden slated blinds dress the window, lending a warm ambience for relaxing evenings. Moving through to the family and dining room, the open-plan layout is ideal for entertaining, with space for a large dining table. Velux skylights flood the room with natural light, while sliding patio doors open to the garden, creating a seamless indoor-outdoor flow that's perfect for gatherings. The adjoining kitchen and dining area feature sleek white cabinetry, dark countertops, and black metro tiles, with a built-in dishwasher, oven, and induction hob, ready for any home chef's creations. The spacious utility and boot room is conveniently designed to house the boiler, fridge/freezer, washing machine, and tumble dryer, providing plenty of storage for muddy boots and coats after outdoor activities.

Upstairs, the white and modern aesthetic continues, with plush, light carpets enhancing the calm, cosy atmosphere. The first bedroom, positioned at the front of the home, has ample space for a king-sized bed and wardrobe. Bedrooms two and three, overlooking the rear garden, are generously sized and perfect for children or guests. The contemporary family bathroom is fully tiled and features an L-shaped bath with an overhead shower, a low-level W/C, a pedestal wash basin, and a centrally heated towel rail.

Outside, the rear garden is perfect for family gatherings, with a paved area leading onto a well-maintained lawn, all securely enclosed by fencing. A dropped kerb leads to the driveway, which can accommodate three cars and has gated access to the rear garden. Located within walking distance of the University Hospital, Caludon Castle Secondary School, Clifford Bridge Primary School, and close to Coombe Abbey, Warwickshire Retail Park, and the M6 motorway, this home offers convenient access to excellent amenities and transport links. Altogether, this is a fantastic family home, blending contemporary style with comfort and practicality in a sought-after area.

GOOD TO KNOW:
Tenure: Freehold
Parking Arrangements: Driveway
Council Tax Band: B
Nearest Motorway: M6 J2
Estimated Broadband Speeds: up to 1000 mb
EPC Rating: C
Total Area: Approx. 981 Sq. Ft



GROUND FLOOR			Landing	
Porch			Bedroom 1	13'4 x 10'9
Hall			Bedroom 2	10'3 x 9'10
Lounge	16'2 x 10'9		Bedroom 3	9'5 x 7'1
Family/Dining Room	20' x 11'		Bathroom	
Kitchen	9'11 x 8'		OUTSIDE	
Utility Room			Rear Garden	
FIRST FLOOR			Driveway	