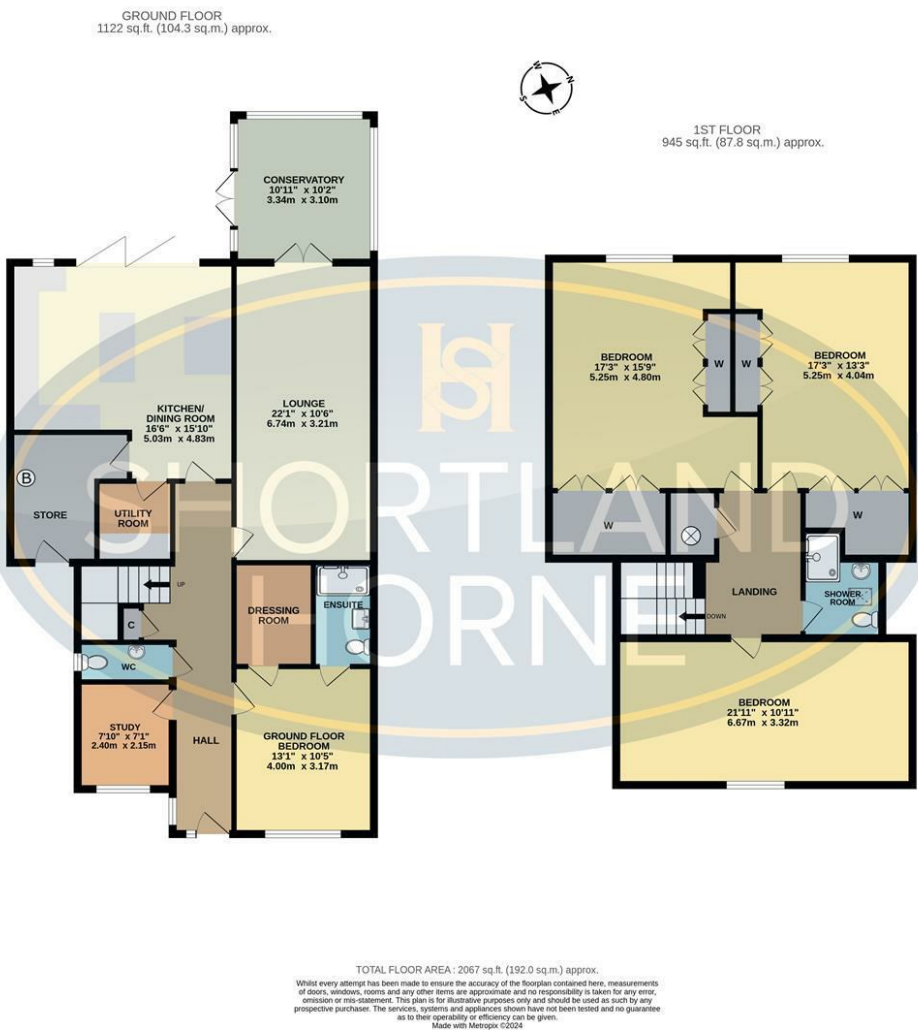
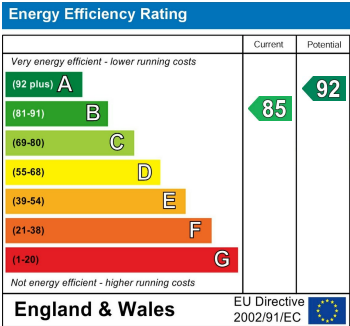


Floor Plan



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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**Woodlands Road**  
**Binley Woods CV3 2BZ**





£525,000

Bedrooms 4  
Bathrooms 2

Built in 2014, and nestled in the charming and peaceful village of Binley Woods, this exceptional 4-bedroom detached home offers over 2,000 square feet of thoughtfully designed accomodation. The property combines modern convenience with a bright and airy atmosphere, making it an ideal choice for growing families.

Upon entering, you are greeted by a long and elegant hallway with solid wood internal doors, setting the tone for the quality throughout the home. The ground floor boasts a spacious lounge with French doors leading directly into the conservatory, creating a seamless flow of space and offering stunning views of the garden. A versatile study, perfect for working from home, and a guest WC add both functionality and comfort.

The contemporary kitchen is the true heart of the home, featuring a centralised island and sleek bi-folding doors that open onto the rear garden. This space is perfect for both everyday family life and entertaining guests. Adjacent to the kitchen is a separate utility room, offering practical storage and additional functionality.

The property provides excellent accommodation, including a ground-floor en-suite bedroom with its own walk-in wardrobe/dressing room—ideal for guests or multi-generational living. Upstairs, there are three generously sized double bedrooms, two of which feature built-in wardrobes, providing ample storage.

The outdoor space is equally impressive. The west-facing rear garden is private and not overlooked, offering a tranquil retreat. It includes a large patio area, perfect for al fresco dining, and a spacious lawn bordered by mature trees, adding a touch of natural beauty. At the front of the property, a large driveway provides parking for multiple vehicles.

Located in the sought-after village of Binley Woods, this home enjoys a picturesque and community-focused setting. The village offers local amenities such as a town hall and a welcoming pub, and it is conveniently close to key locations, including the University Hospital, the A46, and Warwickshire Retail Park. The excellent transport links and amenities make it perfect for both professionals and families.

GOOD TO KNOW:

Tenure: Freehold  
Vendors Position: Chain  
Parking: Driveway  
Garden Direction: West  
Council Tax Band: F  
EPC Rating: B (85)  
Approx. Total Area: 2067 Sq. Ft  
Property Age: 10 Years

GROUND FLOOR		Dressing Room	
Hallway		Guest WC	
Lounge		FIRST FLOOR	
Kitchen/Dining Room		Bedroom 2	17'3 x 15'9
Utility		Bedroom 3	17'3 x 13'3
Conservatory		Bedroom 4	21'11 x 10'11
Study		Shower Room	
Bedroom 1		OUTSIDE	
En-Suite		Rear Garden	
		Driveway	