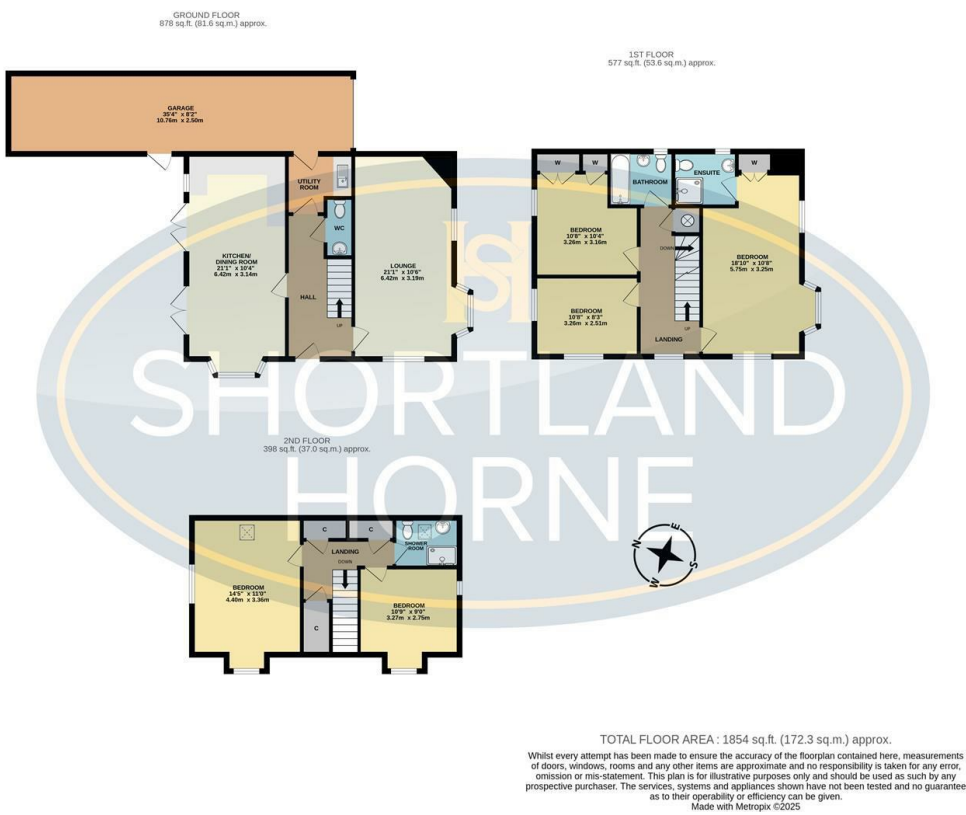
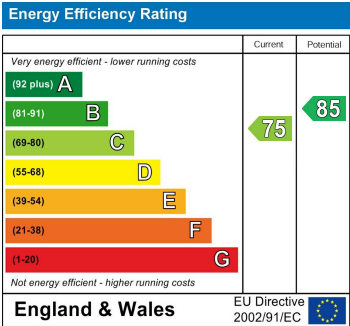


Floor Plan



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.

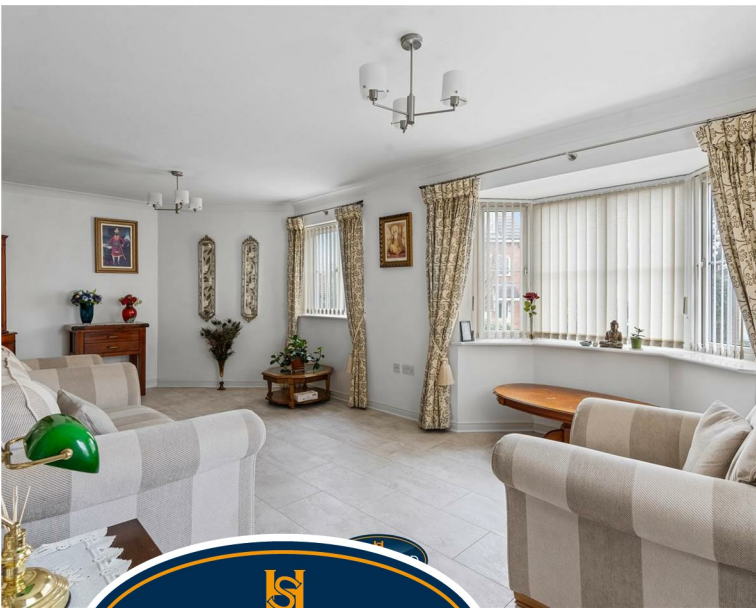
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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
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Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

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

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Loch Street
Binley CV3 1LG



£495,000 Guide Price | Bedrooms 5 Bathrooms 3

Located in Loch Street, Binley, Coventry, this impressive detached house offers a perfect blend of space and comfort, ideal for family living and is available with NO CHAIN. With five generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property boasts three well-appointed bathrooms, ensuring convenience for busy mornings and family routines.

The heart of the home is a welcoming reception room, providing a versatile space for relaxation and entertaining guests. The layout is thoughtfully designed to cater to modern living, making it easy to create lasting memories with loved ones.

The house combines contemporary features with a classic aesthetic, appealing to those who appreciate both style and functionality. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

This detached house on Loch Street is not just a property; it is a place where you can truly feel at home. With its spacious interiors and prime location, it presents a wonderful opportunity for those seeking a new residence in Coventry. Do not miss the chance to make this delightful house your own.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Council Tax Band: E
Parking Arrangements: Driveway and tandem garage
EPC Rating: C
Total Area: Approx. 1854 Sq. Ft.



GROUND FLOOR			En-Suite	
Hallway			Bedroom 3	10'8" x 10'4"
W.C.			Bedroom 5	10'8" x 8'2"
Utility Room			Bathroom	
Lounge	21'0" x 10'5"		SECOND FLOOR	
Kitchen	21'0" x 10'3"		Landing	
Garage	35'3" x 8'2"		Bedroom 2	14'5" x 11'0"
FIRST FLOOR			Bedroom 4	10'8" x 9'0"
Landing			Shower Room	
Bedroom 1	18'10" x 10'7"		OUTSIDE	