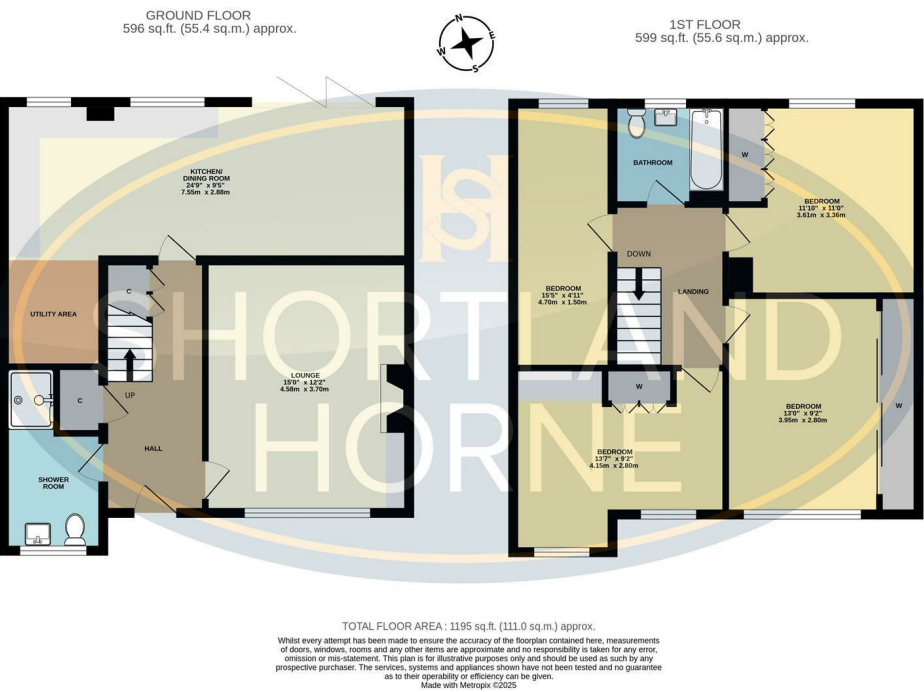
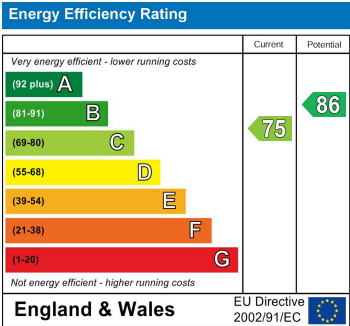


Floor Plan



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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**visit:** shortland-horne.co.uk

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**Winchat Close**  
**Binley CV3 2FE**





£360,000 Offers Over

Bedrooms 4  
Bathrooms 2

Nestled in a peaceful close, away from the main road yet moments from rugby fields, excellent schools, Warwickshire Shopping Park, University Hospital Coventry, and the A46, this beautifully extended and fully renovated four-bedroom detached home is a true gem. Designed with a modern, minimalistic aesthetic, it offers a turn-key experience for families seeking both style and practicality.

Step inside to discover meticulously updated interiors, from newly replastered walls to new floor coverings throughout. The welcoming hallway leads to a cosy yet sophisticated lounge, where a log burner and built-in cupboards create a warm and inviting atmosphere. We can just imagine curling up here on a winter's evening, fire crackling, with a good book in hand.

At the heart of the home lies the beautiful full-width kitchen/dining space, a seamless blend of function and elegance. The light shaker-style units, white metro-tiled splashback, ceramic sink, and integrated appliances, including a built-in dishwasher, microwave, and extractor offer a timeless aesthetic. There's ample space for a range oven and an American-style fridge freezer, while inset spotlights illuminate the space beautifully. The kitchen effortlessly transitions into a spacious utility area, keeping the home organised. At the far end, there's room for a dining table and seating, all while enjoying garden views through sleek bi-fold doors. Imagine hosting family and friends here, bi-fold doors wide open on a summer's evening, laughter filling the space.

The ground floor is a haven of luxury, featuring underfloor heating throughout beneath large marble effect floor tiles. The addition of a brand-new downstairs W/C and a renovated shower room with a walk-in shower ensures modern convenience. Storage is plentiful, with a cloakroom and bespoke built-in cupboards under the stairs.

Upstairs, three of the four bedrooms boast built-in wardrobes, providing ample storage while maintaining a sleek aesthetic. Each room is generously sized, offering plenty of space for large beds and a serene atmosphere for a restful night's sleep. We can just picture lazy Sunday mornings here, sunlight filtering through the shutters, a fresh cup of coffee in hand. The fourth bedroom is spacious and versatile, perfect as a guest room, home office, or playroom. The family bathroom completes the upper level with a stylish and functional design.

Step outside to the rear garden, featuring a composite decked area, artificial lawn, and a block-paved seating space, ideal for entertaining or relaxing. Picture summer barbecues with friends, children playing safely, and the convenience of a low-maintenance outdoor space. A remote-controlled composite gate provides secure access for parking, with the added benefit of an EV charger and outdoor sockets for modern convenience.

With a pleasant front outlook, an updated and secure front door, and a refinished staircase, every detail of this home has been thoughtfully enhanced.

This is more than just a house. it's a light-filled, high-spec family sanctuary in a prime location. We can just imagine the next family making beautiful memories here.



GROUND FLOOR		Bedroom 1	13' x 9'2
Hallway		Bedroom 2	11'10 x 11'
Lounge	15' x 12'2	Bedroom 3	13'7 x 9'2
Kitchen/Dining Room	24'9 x 9'5	Bedroom 4	15'5 x 4'11
Utility Area		Family Bathroom	
Shower Room		OUTSIDE	
FIRST FLOOR		Rear Garden/Parking	
Landing		Front Garden	