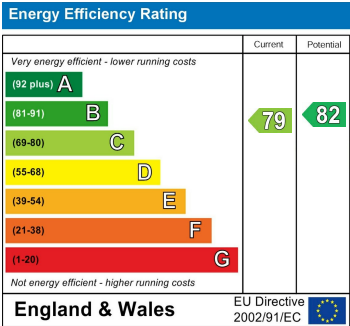


Floor Plan

GROUND FLOOR
1094 sq.ft. (101.7 sq.m.) approx.



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
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

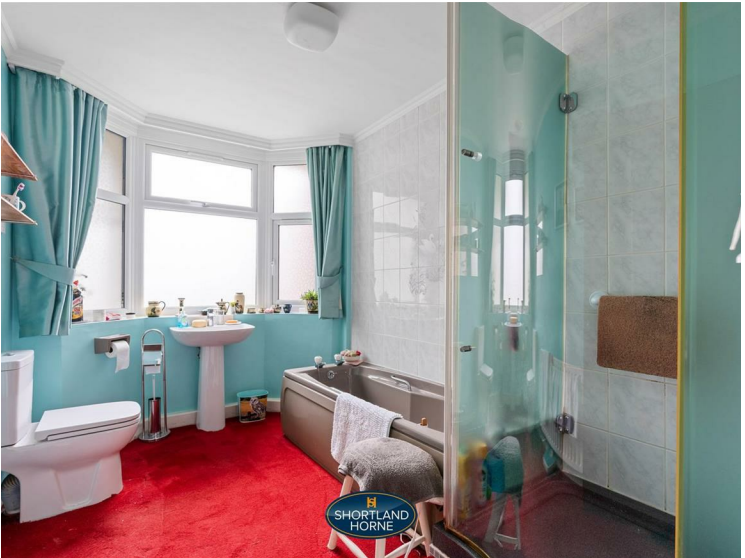
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

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Ferndale Road
Binley Woods CV3 2BG



£375,000

Bedrooms 2
Bathrooms 1

Tucked away in the sought-after village of Binley Woods, this spacious detached bungalow is brimming with opportunity, offering the perfect blank canvas for those looking to create their dream home.

From the moment you step into the welcoming porch, you'll appreciate the generous proportions and natural light that flows through the multiple bay windows. The large lounge/dining room provides an inviting space for relaxing and entertaining, with plenty of room for a cosy seating area and dining setup.

Both double bedrooms offer comfortable retreats, while the spacious bathroom is big enough to accommodate both a bathtub and a separate shower cubicle—ideal for modern family living. The inner hall leads to a well-sized kitchen, offering scope for renovation to suit your taste and lifestyle.

The property benefits from double glazing updated in 2019, ensuring a more energy-efficient home with a C rating—ideal for those looking to save on heating bills while being kinder to the environment.

Outside, the expansive rear garden presents a fantastic space for outdoor living, whether you're envisioning a tranquil retreat or a vibrant social hub. There's also a garage and off-road parking, adding to the practicality of the home.

While the property requires some repair work and modernisation, its huge potential and desirable location make it an exciting opportunity for buyers looking to add value and personal touches.

Set in the heart of Binley Woods, this peaceful and well-connected village offers a blend of rural charm and urban convenience. With Coventry city centre just a short drive away, you'll have easy access to excellent transport links, local shops, schools, and scenic countryside walks.

Offered with no onward chain, this is a rare opportunity to secure a property with huge potential in a prime location.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Driveway & Integral Garage
Garden Direction: South-East
Council Tax Band: D
EPC Rating: D (79)
Approx. Total Area: 1094 Sq. Ft



INTERNAL		Garage		26'7 x 10'4
Porch		OUTSIDE		
Lounge/Dining Room	22'10 (max) x 14'1 (max)	Rear Garde		Driveway
Kitchen	17'2 x 8'6			
Bedroom 1	14'8 x 11'10			
Bedroom 2	11'11 x 10'6			
Bathroom				
Inner Hall				