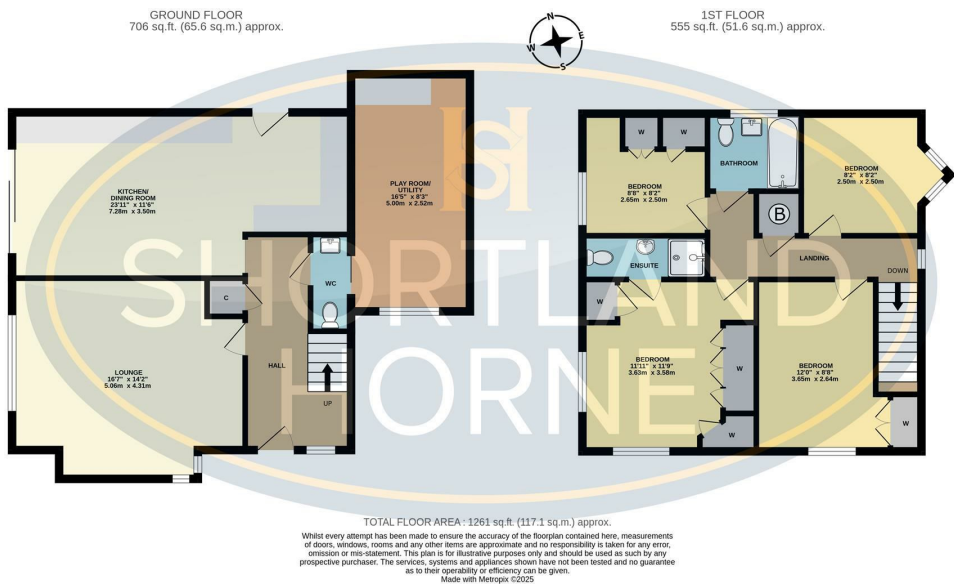
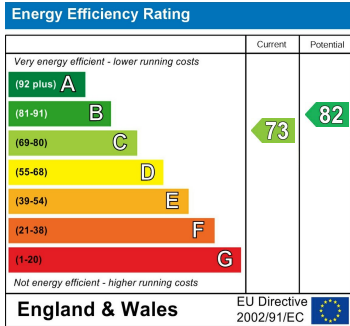


Floor Plan



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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Conifer Paddock  
Binley CV3 2RE





£400,000

## Bedrooms 4 Bathrooms 2

Tucked away in a peaceful cul-de-sac in the heart of Binley, this stunning four-bedroom link-detached family home is the perfect blend of charm, comfort, and modern convenience. Built in 2001 and thoughtfully upgraded throughout, this is a home where you can simply unpack and start making memories. With brand-new carpets, stylish blinds, upgraded bathrooms, and even an electric vehicle charging point, everything has been designed with practicality and style in mind.

Step inside, and you'll immediately feel that warm sense of 'home'. The inviting hallway welcomes you in, leading to a beautifully presented lounge—a space designed for cosy nights in and relaxed weekends. We can see you sinking into a large sofa, the soft carpet underfoot, while the impressive brick-built fireplace, complete with LED lighting, creates the perfect focal point. Whether you're unwinding after a long day or hosting family and friends, this room is a wonderful retreat, flooded with natural light from dual-aspect windows.

The heart of the home is undoubtedly the kitchen and dining area. Imagine cooking up a feast in this gorgeous cottage-style space, complete with off-white shaker-style cabinets, a classic tiled splashback, and plenty of room for a range cooker and American-style fridge-freezer. The open-plan layout makes it ideal for entertaining, and with large sliding patio doors opening directly onto the garden, summer BBQs and al fresco dining will be a dream.

Downstairs also features a handy WC, and just off here, a hidden gem—a versatile extra room that could be a playroom, utility space, home office, gym, or even an additional bedroom. With so much flexibility, this home truly adapts to your needs.

Upstairs, the L-shaped landing leads to four generous and beautifully decorated bedrooms. The main suite is a serene escape, with dual-aspect windows flooding the space with light, a fitted wardrobe, and a stylish en-suite complete with recessed niches, a floating sink, and a pristine, fully tiled shower cubicle. Bedroom two is another spacious double with plenty of room for furniture, while bedrooms three and four, positioned at the rear, offer a peaceful setting—bedroom four is currently used as a tranquil home office, ideal for remote working. The family bathroom has been upgraded to provide a spa-like retreat, perfect for long, candlelit soaks with a glass of wine in hand.

Now, let's talk about the garden—a true private sanctuary. Imagine stepping outside from the kitchen to your very own sun-drenched haven. The space has been thoughtfully landscaped with multiple seating areas, ideal for enjoying a morning coffee or hosting summer get-togethers. An artificial lawn ensures a low-maintenance but stylish setting, perfect for kids to play, while quality fencing and mature trees provide total privacy—this garden is completely unoverlooked, giving you the peace and seclusion you deserve.

Beyond the home, the location couldn't be more ideal. With excellent access to local amenities, beautiful green spaces, and the scenic trails of the River Sowe, it's perfect for families who love the outdoors. Whether it's a weekend stroll, a cycle ride, or a run along the river, there's something for everyone to enjoy. Commuters will appreciate the convenient access to the M6 and M69, making travel easy, while the University Hospital is just a few minutes' drive away—ideal for healthcare professionals or those who want top medical facilities close by.

To the front, a driveway provides space for two cars, with the added bonus of an electric vehicle charging point, making this home as practical as it is beautiful. With its prime location, modern upgrades, and welcoming feel, this is a home that offers everything a growing family could need.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: Looking for a property to buy



GROUND FLOOR			
Hallway		Bedroom 1	11'11 x 11'9
Lounge	16'7 x 14'2	En-Suite	
Kitchen/Dining Room	23'11 x 11'6	Bedroom 2	12' x 8'8
Playroom/Utility	16'5 x 8'3	Bedroom 3	8'2 x 8'2
WC		Bedroom 4/Study	8'8 x 8'2
FIRST FLOOR		Family Bathroom	
Landing		OUTSIDE	
		Rear Garden	
		Driveway	