

Floor Plan

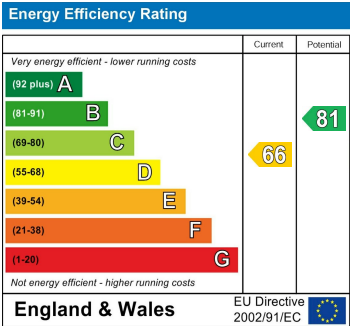


TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 03024

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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Wilson Green
Binley CV3 2TG



£250,000

Bedrooms 3
Bathrooms 1

Sitting in the family-friendly location of Binley, this well-kept three-bedroom home on Wilson Green offers a perfect blend of comfort and convenience. Presented with no onward chain, the property boasts a lush, private rear garden, a converted garage for enhanced living space, and a contemporary refurbished shower room with a large walk-in shower. A new combi boiler was installed in January 2024, ensuring efficient heating and hot water. The home enjoys quick access to multiple main roads, including routes to Binley Woods, Warwick (A45), and the M6, as well as proximity to amenities such as schools, supermarkets, gyms, and shopping parks.

Step inside this beautifully maintained property and immediately appreciate its welcoming ambience. The light-filled lounge is perfect for cosy evenings, with ample space for sofas and an electric fire to keep you warm during colder months. Decorated in neutral tones and finished with plush carpet, this room exudes comfort.

The spacious kitchen/dining room features dark laminate flooring that contrasts beautifully with the light shaker-style cabinets. Equipped with a gas cooker, dishwasher, and built-in Bosch washing machine, the kitchen provides plenty of room for meal preparation. The dining area, illuminated by inset spotlights and two windows, is a versatile space that can also serve as a second reception area, playroom, or study.

Upstairs, you'll find three comfortable bedrooms and a stylish shower room. Each bedroom is beautifully decorated, continuing the homely feel from downstairs. The main bedroom is bright and airy, with views of the pretty garden, a built-in wardrobe, and fitted storage above the bed. Bedroom two also features a built-in cupboard, while the third bedroom can be utilised as a study.

The contemporary shower room boasts a large walk-in shower with a rainfall showerhead, fully tiled walls, and a vanity unit for storage, making it the ideal spot for a quick freshen-up.

Outside, the very private rear garden is a tranquil retreat, with a paved seating area, a stone-chipped seating area, and an array of colourful flowers to admire. Dining alfresco in this peaceful setting is a delight. Convenient off-road parking is accessible via the side gate.

This charming home on Wilson Green in Binley is perfect for those seeking a move-in-ready property in a convenient and family-friendly location.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements Driveway
Council Tax Band: B
EPC Rating: D
Total Area: Approx. 789 Sq. Ft



GROUND FLOOR

Hall

Lounge

15'11 x 10'4

Kitchen/Dining Room

22'4 x 16'

FIRST FLOOR

Landing

Bedroom 1

13'8 x 9'2

Bedroom 2

9'10 x 6'8

Bedroom 3

6'10 x 6'8

Shower Room

OUTSIDE

Rear Garden

Front Garden

Driveway