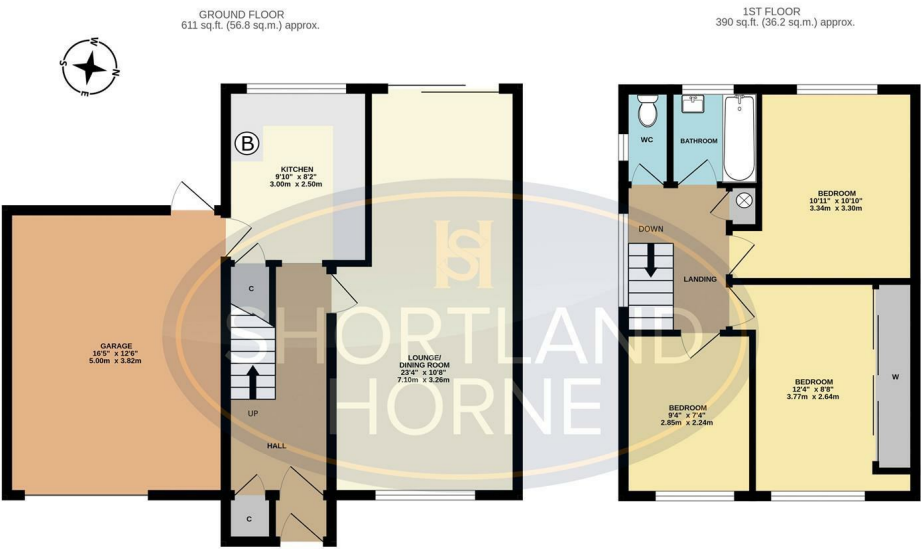


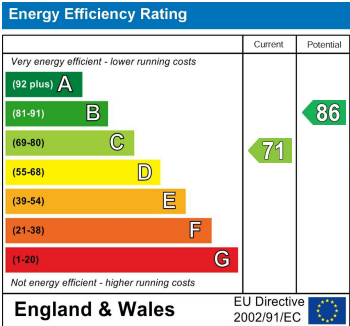
Floor Plan



TOTAL FLOOR AREA: 1002 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Measure (2020)

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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**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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**Garth Crescent**  
**Binley CV3 2PP**





£240,000

Bedrooms 3  
Bathrooms 1

Located in Garth Crescent, Binley, Coventry, this three-bedroom semi-detached family home presents an excellent opportunity for those seeking a project to make their own. The property boasts a spacious reception room, perfect for family gatherings or entertaining guests.

With three well-proportioned bedrooms, this home is ideal for families or those looking to establish a comfortable living space. The bathroom, while functional, offers potential for modernisation to suit your personal taste. To the rear is an easily maintained garden.

Situated conveniently close to the University Hospital Coventry and Warwickshire, this location is not only practical for healthcare professionals but also offers easy access to local amenities and transport links.

The property features driveway parking, ensuring convenience for residents and visitors alike. Additionally, a large garage provides ample storage space or the possibility for conversion, subject to planning permissions.

Whilst the home is in need of some updating, it is an ideal project for those looking to add value and create a personalised living environment. With a little vision and effort, this property could be transformed into a delightful family home. Do not miss the chance to explore the potential this semi-detached house has to offer.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking Arrangements: Off Road Parking and Large Garage  
Garden Direction: West  
Council Tax Band: C  
EPC Rating: C  
Total Area: Approx. 1002 Sq. Ft

GROUND FLOOR		Bedroom 2	10'11" x 10'11"
Hallway		Bedroom 3	9'4" x 7'4"
Lounge / Dining Room	23'3" x 10'8"	W.C.	
Kitchen	9'10" x 8'2"	Bathroom	
FIRST FLOOR		Garage	16'4" x 12'6"
Landing			
Bedroom 1	12'4" x 8'7"		