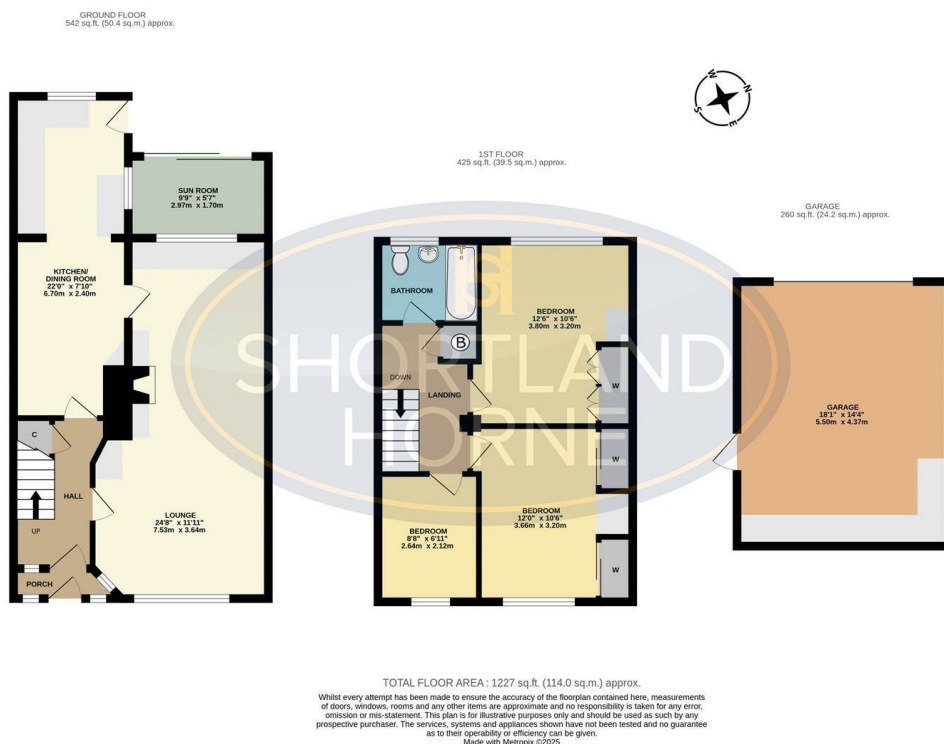



## Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p>85</p> <p>70</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

## 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 Home 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](mailto:sales@shortland-horne.co.uk)

*visit:* [shortland-horne.co.uk](http://shortland-horne.co.uk)

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follow us  

**Bowden Way**  
**Binley CV3 2HU**





£250,000

Bedrooms 3  
Bathrooms 1

Step into a home filled with decades of cherished memories! Owned by the same family from new for over 60 years, this well-loved and well-maintained property is now ready for its next chapter. Filled with warmth, natural light, and endless potential, it offers a fantastic opportunity for first-time buyers, growing families, or anyone looking for a home with character and potential.

Placed on a quiet road, just off Princethorpe Way, this property offers a true sense of peace and privacy, yet everything you need is just moments away. With well-regarded schools nearby, Warwick Retail Park just a short drive away, and excellent transport links via multiple bus routes and the A46, convenience is at your doorstep. The University Hospital Coventry & Warwickshire is also within easy reach, making this a fantastic location for families and professionals alike.

Step inside through the welcoming porch, and you're greeted by a bright and airy hallway leading into the spacious through lounge. A large front window bathes the room in natural light, while the charming brick fireplace creates a cosy focal point – perfect for curling up with a good book or gathering with family on chilly evenings. The extended galley kitchen is both practical and full of potential, with plenty of space for culinary creativity. Just beyond, the sunroom offers a peaceful retreat – a wonderful spot to enjoy your morning coffee as the sun rises or a playful hideaway for children.

Upstairs, you'll find three well-proportioned bedrooms. The two doubles boast fitted wardrobes, offering ample storage, while the single bedroom is perfect as a child's room, a home office, or a stylish dressing space. With TV aerial points in every bedroom, each room is ready for relaxation and entertainment. The family bathroom is both modern and practical, featuring fully tiled walls, a shower over the bath, and a sleek vanity unit for extra storage.

Step outside into the west-facing garden, where golden afternoon sunlight fills the space, creating an inviting outdoor haven. Designed for low-maintenance living, the fully paved garden is perfect for summer barbecues, alfresco dining, or simply unwinding with a glass of wine as the sun sets. At the rear, a double brick-built garage with an up-and-over door, lighting, and electrics offers secure parking and extra storage. With rear access, bringing in shopping, bikes, or tools has never been easier.

This home has been carefully maintained and improved over the years, featuring a brand-new rubber roof on the garage, recently replaced double-glazed windows and doors, a modern combi boiler for energy-efficient heating, and new garden fencing with a secure gate for added privacy. With its cosy charm, light-filled rooms, and fantastic location, this home is ready for its next chapter.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Driveway & Double Garage  
Garden Direction: West  
Council Tax Band: B  
EPC Rating: C (70 )  
Approx. Total Area: 1227 Sq. Ft



GROUND FLOOR

Porch

Hallway

Living Room

Kitchen

Sun Room

FIRST FLOOR

Landing

24'8 x 11'11

22' x 7'10

9'9 x 5'7

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

OUTSIDE

Double Garage

Rear Garden

Driveway

12' x 10'6

12'6 x 10'6

8'8 x 6'11

18'1 x 14'4