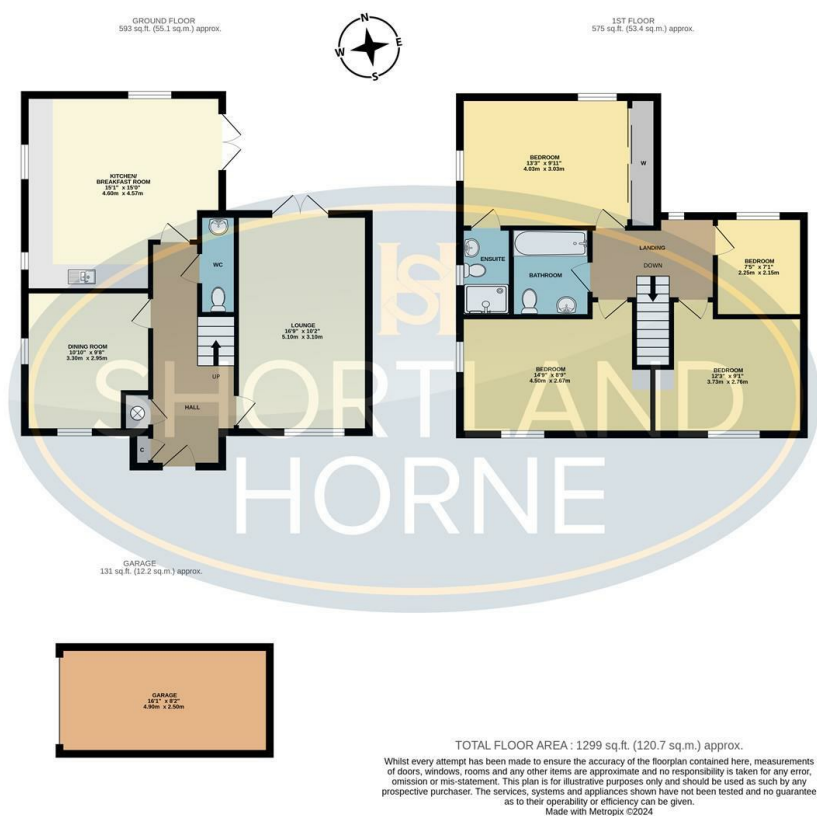
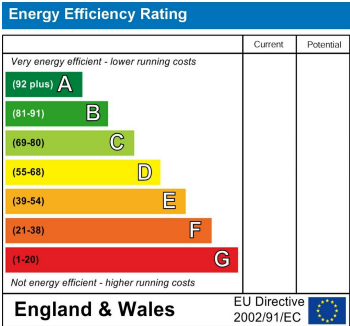


Floor Plan



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.



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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Marjorie Way
Binley CV3 1JR



£375,000

Bedrooms 4

Bathrooms 2

Built in 2013 and situated on one of the larger plots within the sought-after Copeswood Development in Binley, this four-bedroom detached home offers generous living space and a tranquil setting. Nestled on a quiet road, just off Binley Road and Allard Way, this property provides a perfect retreat for families or professionals seeking comfort and convenience.

The ground floor features a bright, well-lit lounge with French doors that open onto the garden, blending indoor and outdoor spaces beautifully. A separate dining room adds versatility, ideal for entertaining or family meals. The modern kitchen/breakfast room, comes complete with integrated appliances and provides ample room for a dining table or island. A convenient WC adds to the practicality of the layout.

Upstairs, the property boasts four well-proportioned bedrooms. The master suite impresses with fitted wardrobes and a contemporary en-suite. The remaining bedrooms share a stylish family bathroom, ensuring comfort for all.

Outside, the garden is a highlight, mainly laid to lawn with a patio area, perfect for al fresco dining or relaxing. The generous plot offers additional space for outdoor activities, while a driveway leads to a detached garage, providing ample parking and storage.

Set on a quiet road within this popular development, this property combines modern living with a peaceful setting. Early viewing is highly recommended to fully appreciate this fantastic home!

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Buying a new build property - epected to be ready in January 2025
Parking: Driveway & Garage
Council Tax Band: D



GROUND FLOOR		Bedroom 2	14'9 x 8'9
Guest WC		Bedroom 3	12'3 x 9'1
Lounge	16'9 x 10'2	Bedroom 4	7'5 x 7'1
Dining Room	10'10 x 9'8	Family Bathroom	
Kitchen/Breakfast Room	15'1 x 15'	OUTSIDE	
FIRST FLOOR		Rear Garden	
Bedroom 1	13'3 x 9'11	Driveway	
En-Suite		Garage	16'1 x 8'2