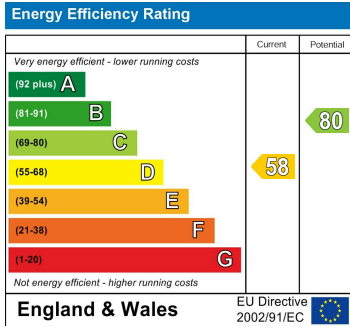


Floor Plan



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.

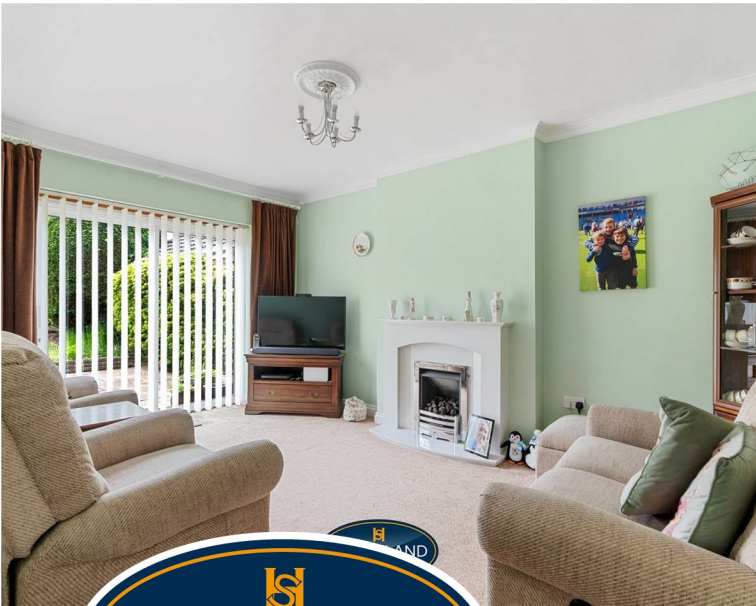
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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**  
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**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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**Foxton Road**  
**Binley CV3 2HN**





£320,000 Offers Over

Bedrooms 3  
Bathrooms 1

Located on the charming Foxton Road in Binley, Coventry, this well-presented detached dormer bungalow offers a delightful blend of comfort and convenience and is offered for sale with NO CHAIN. Built in 1961, this property has been thoughtfully maintained and is perfect for those seeking to downsize without compromising on space or quality.

The bungalow features three inviting bedrooms, providing ample room for family or guests. The spacious lounge serves as a welcoming area for relaxation and entertainment, while the newly fitted shower room adds a modern touch to the home. The kitchen is functional and well-equipped, making it a joy for any home cook. The dining room is conveniently placed just across the hall.

One of the standout features of this property is the lovely south-facing rear garden, which offers a serene outdoor space to enjoy the sunshine and fresh air. It is an ideal setting for gardening enthusiasts or simply unwinding after a long day.

For those with vehicles, the property boasts off-road parking for two vehicles, along with a single garage, ensuring that parking is never a concern.

This bungalow is not only a comfortable home but also a practical choice for those looking to enjoy a quieter lifestyle in a friendly neighbourhood. With its appealing features and convenient location, this property is a must-see for anyone considering a bungalow.

- GOOD TO KNOW:
- Tenure: Freehold
  - Vendors Position: No Chain
  - Parking Arrangements: Off road for 2 cars and single garage
  - Garden Direction: South
  - Council Tax Band: D
  - EPC Rating: D
  - Total Area: Approx. 1064 Sq. Ft



GROUND FLOOR		FIRST FLOOR	
Hall		Landing	
Kitchen	10'5" x 9'11"	Bedroom 2	12'4" x 12'3"
Dining Room	11'0" x 9'11"	Bedroom 3	9'4" x 7'11"
Lounge	14'7" x 10'8"	OUTSIDE	
Bedroom 1	12'11" x 10'8"	Garage	16'0" x 8'2"
Shower Room			