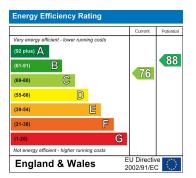
Floor Plan



TOTAL FLOOR AREA: 953 sq.ft (88.5 sq.m.) appro

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.

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

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

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





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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





















£250,000

Bedrooms 3 Bathrooms 2

Located on Riverslea Road in Binley, Coventry, this well presented three bedroom townhouse presents an excellent opportunity for firsttime buyers or savvy investors. Built in 2004, the property boasts a modern design and is well-maintained, offering a comfortable living space across three thoughtfully arranged floors.

To the ground floor the welcoming hallway is a great place to welcome guests. The spacious lounge looking out to the rear garden invites relaxation and social gatherings. The separate kitchen is well-equipped, making it a joy to prepare meals. A convenient WC enhances the practicality of the layout.

The first floor features two inviting bedrooms and a bathroom, perfect for family or guests. Ascend to the second floor, where you will find the master bedroom, complete with an ensuite shower room, providing a private retreat for the homeowner.

Outside, the property is complemented by a lawned garden to the rear, ideal for enjoying the outdoors or entertaining friends and family. Additionally, the townhouse offers ample parking with a single garage and two designated spaces, accommodating up to three vehicles.

Situated close to the University Hospital Coventry and Warwickshire (UHCW), this home is perfectly positioned for those working in the healthcare sector or seeking easy access to local amenities. With its blend of comfort, convenience, and modern living, this townhouse on Riverslea Road is a must-see for anyone looking to make a wise investment in Coventry.







GKU	Uľ	V	LLC	UK

Hallway Lounge

15'7 x 12'1

Kitchen 9'2 x 7'11

W.C.

FIRST FLOOR

12'2" x 7'11" Bedroom 3

12'2" x 8'2" Bedroom 2

Bathroom

SECOND FLOOR

Landing

Bedroom 1 18'0 x 12'1

En-Suite

OUTSIDE

Garage

Driveway

Rear Garden