

Floor Plan




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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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EPC

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		76	88
England & Wales		EU Directive 2002/91/EC	

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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Riverslea Road
CV3 1LD



£250,000

Bedrooms 3
Bathrooms 2

Located on Riverslea Road in Binley, Coventry, this well presented three bedroom townhouse presents an excellent opportunity for first-time 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.



GROUND FLOOR			Bathroom	
Hallway			SECOND FLOOR	
Lounge		15'7 x 12'1	Landing	
Kitchen		9'2 x 7'11	Bedroom 1	
W.C.			En-Suite	
FIRST FLOOR			OUTSIDE	
Bedroom 3		12'2" x 7'11"	Garage	
Bedroom 2		12'2" x 8'2"	Driveway	
			Rear Garden	