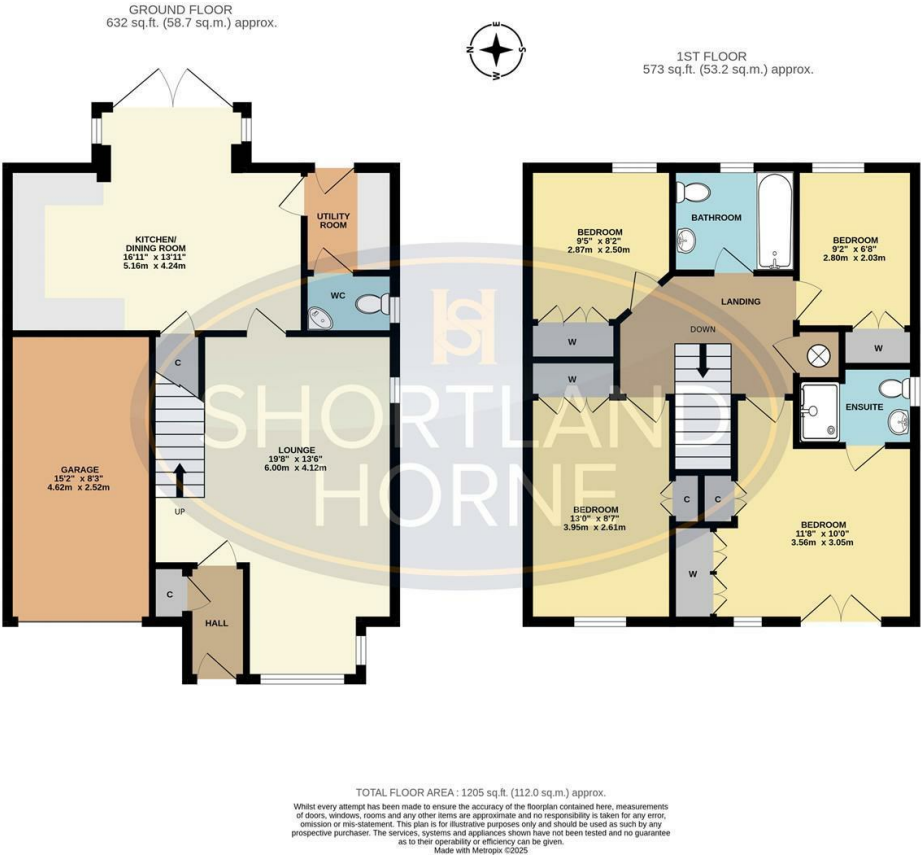
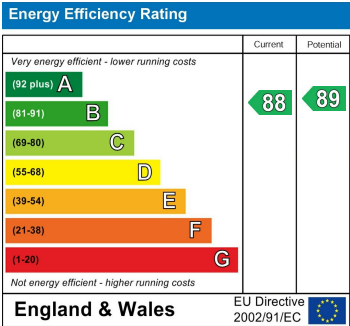


Floor Plan



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.

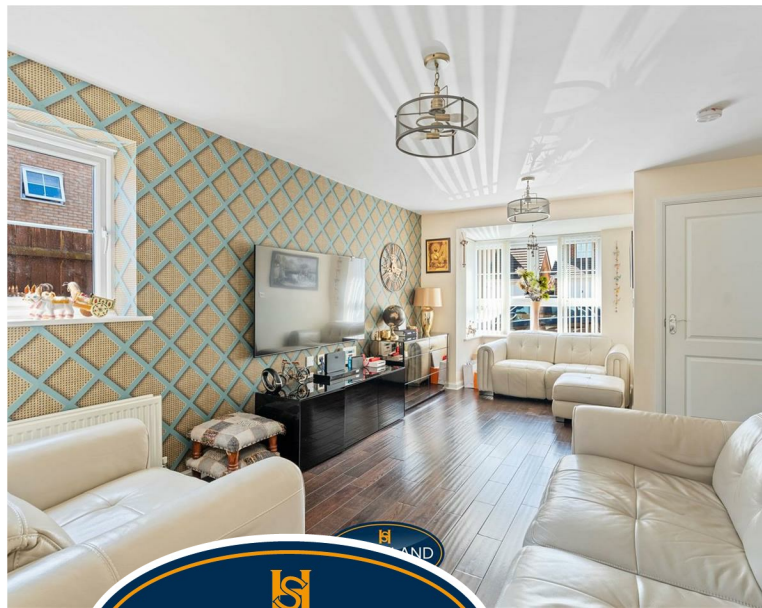
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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.



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**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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Amelia Crescent  
CV3 1NB





£400,000

Bedrooms 4  
Bathrooms 2

Located in a popular modern development in Copeswood, Binley, this beautifully maintained four-bedroom detached home offers light, space, and practicality in equal measure. Built in 2013 and thoughtfully finished with a neutral décor, glossy laminate flooring, and fitted wardrobes in every bedroom, it's the perfect home for families or professionals seeking a ready-made space in a well-connected area. With a generous lounge, open-plan kitchen/diner, east-facing garden, and private driveway with integral garage, this home ticks every box for comfortable, modern living.

tep inside and immediately feel the warm, homely atmosphere that runs throughout the property. The entrance hall, complete with practical storage, flows effortlessly into the heart of the home—a spacious lounge with glossy laminate flooring that gleams beneath soft natural light. It's a perfect setting for relaxed evenings or catching up with loved ones, all wrapped in a soothing neutral palette with tasteful wallpapered feature walls that add a dash of personality.

At the rear, the contemporary kitchen and dining area is a bright, sociable space where tiled floors meet sleek finishes. Here, morning light streams in through French doors, connecting indoor living with the fresh, open air of the garden. Whether you're enjoying a family breakfast or entertaining guests, it's a space that simply feels good to be in. A separate utility room and a downstairs WC offer thoughtful practicality without compromising on style.

Upstairs, each of the four bedrooms is a calm, carpeted retreat—ideal for winding down at the end of the day. Every bedroom boasts built-in wardrobes, making storage simple and keeping clutter at bay. The master suite is especially charming, featuring its own Juliet balcony that invites the outside in, along with a private en-suite shower room for that added touch of luxury. A smartly finished family bathroom completes the first floor.

Outside, the east-facing garden is a gentle, sunlit escape—ideal for lazy mornings with a coffee or watching the kids play on the well-kept lawn. A scattering of mature shrubs softens the space, while a small seating area near the entrance offers a cosy corner to relax. The garden is enclosed with quality fencing, creating a safe and peaceful haven. The property also benefits from an integral garage and a driveway, plus additional loft space—offering ample room for storage or future potential.

Beyond the doorstep, Amelia Crescent enjoys the best of suburban living. Families will appreciate the proximity to excellent schools like Aldermoor Farm Primary and Pattison College, while everyday essentials are catered for at the nearby Warwickshire Shopping Park. Health centres and the University Hospital are just a short drive away, and commuters will love the quick links to the A46, M6, M1 and M69, as well as easy access to Coventry city centre.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: Looing for a property to buy  
Parking: Driveway  
Council Tax Band: C  
EPC Rating: B  
Approx. Total Area: 1205 Sq. Ft



| GROUND FLOOR        |               |  | En-Suite        |            |
|---------------------|---------------|--|-----------------|------------|
| Hall                |               |  | Bedroom 2       | 13' x 8'7  |
| Lounge              | 19'8 x 13'6   |  | Bedroom 3       | 9'5 x 8'2  |
| Kitchen/Dining Room | 16'11 x 13'11 |  | Bedroom 4       | 9'2 x 6'8  |
| Utility Room        |               |  | Family Bathroom |            |
| WC                  |               |  | OUTSIDE         |            |
| FIRST FLOOR         |               |  | Integral Garage | 15'2 x 8'3 |
| Landing             |               |  | Rear Garden     |            |
| Bedroom 1           | 11'8 x 10'    |  | Driveway        |            |