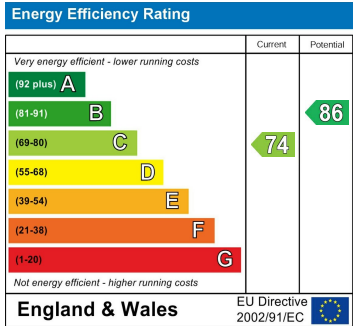


Floor Plan



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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call: 02476 442 288
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Riverslea Road
CV3 1LD



£320,000 Offers Over | Bedrooms 4 Bathrooms 2

Located on the desirable Riverslea Road in Binley, this impressive semi-detached family home offers a perfect blend of modern living and spacious comfort. Built in 2008, the property is thoughtfully designed across three floors, providing ample space for families of all sizes.

The ground floor features a well-appointed kitchen and dining room, a versatile second reception room that can be used as a fourth bedroom or study, a convenient W.C. and a utility room. The conservatory extends the living space, allowing for a bright and airy atmosphere, perfect for relaxation or enjoying the garden views.

The first floor boasts a generous lounge, providing a perfect retreat for family gatherings or quiet evenings. The master bedroom is complete with an ensuite bathroom for added privacy and convenience. A W.C. on this level ensures that the needs of the household are well catered for.

On the second floor, you will find two additional bedrooms, which are well-sized and versatile, along with a family bathroom that serves the upper levels of the home.

Outside, the property features a large tandem garage that accommodates two cars, alongside three off-road parking spaces, making it ideal for families with multiple vehicles. The location is particularly advantageous, being in close proximity to the University Hospital Coventry and Warwickshire, enhancing its appeal for both families and professionals alike.

This semi-detached house on Riverslea Road is a wonderful opportunity for those seeking a modern family home in a convenient and sought-after area. With its spacious layout and excellent amenities, it is sure to meet the needs of contemporary living.



GROUND FLOOR				
Hallway			Landing	
W.C.			Lounge	16'3" x 15'5"
Study / Ground Floor Bedroom	10'10" x 9'0"		W.C.	
Kitchen / Dining Room	10'10" x 9'10"		Bedroom	12'3" x 9'5"
Utility Room			En-Suite	
Conservatory	14'9" x 9'5"		SECOND FLOOR	
Garage	29'0" x 8'10"		Landing	
FIRST FLOOR			Bedroom	17'11" x 11'6"
			Bedroom	10'9" x 8'7"
			Bathroom	