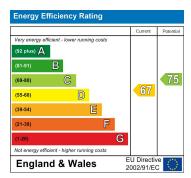
# Floor Plan



# **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.

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





Loweswater Road

Binley CV3 2HJ

**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















£230,000

# **Bedrooms 3** Bathrooms 1

Situated on a quiet and friendly street in Binley, this three-bedroom terraced home offers a comfortable and well-maintained space for everyday family life, and it is available with no chain, making it ideal for buyers looking for a smooth and straightforward move. The property combines a practical layout with a homely atmosphere, perfect for families, first-time buyers, or anyone seeking a

Step inside, and the spacious hallway sets the tone for the light and airy interior. Neutral décor throughout the ground floor ensures a calm and adaptable living space. The lounge is both cosy and inviting, with a modern electric fireplace serving as a focal point, while soft carpeting flows into the dining room, creating a seamless connection between the spaces. French doors from the dining area open onto the rear garden, filling the room with natural light and making it easy to enjoy a quiet breakfast or entertain friends during warmer months.

The kitchen is well-proportioned, featuring timeless shaker-style units, plenty of storage, and space for appliances. Its square layout offers practical working space, perfect for everyday cooking, meal preparation, or simply gathering around with a cup of tea. The thoughtful design ensures the kitchen feels open and usable, while still maintaining a cosy, homely atmosphere.

Upstairs, the home continues to impress with good-sized bedrooms and a practical family bathroom. The main bedroom, overlooking the rear garden, includes built-in wardrobes and space for a large bed, creating a comfortable retreat at the end of the day. The second bedroom is a generous double at the front of the property, while the third bedroom is a versatile single, ideal as a nursery, home office, or guest room. The family bathroom is bright and fresh, with a white three-piece suite, shower over bath, tiled walls, and a handy vanity unit. Carpeted stairs and landing enhance the sense

For additional storage or potential projects, the loft is boarded, insulated, fitted with a Velux window, and accessed via a folding ladder, providing extra space that could be adapted to suit a variety

Outside, the rear garden is mainly laid to lawn with a small patio area immediately outside the dining room. It is private and unoverlooked, with mature trees visible in the distance, providing a peaceful backdrop for outdoor activities. A brick-built outhouse with a power supply offers practical storage, while the concrete sectional garage, although in need of repair, presents opportunities for further use or redevelopment. The front garden is spacious, with shrubs and a pathway, offering potential to create a driveway if desired.

Binley is a sought-after area that combines convenience with community. Local shops, supermarkets, and well-regarded schools are all close at hand, while excellent road links via the A46, M6, and M69 make commuting straightforward. Coventry city centre is just a short drive away, with its range of shops, restaurants, and transport connections.

This home has been well looked after and offers a light, airy, and comfortable interior that is ready to move into with no onward chain. It provides a practical, welcoming space with good room proportions and a homely feel, making it the perfect canvas to create a home tailored to your lifestyle.







11'3 x 10'8

8'10 x 8'4

**GROUND FLOOR** 

Hallway

12'7 x 11'3 Lounge

Dining Room 10'9 x 9'4 Kitchen 10'9 x 10'1

FIRST FLOOR

Landing

Bedroom 1 11'6 x 10'10 Bedroom 2

Bedroom 3

Family Bathroom

OUTSIDE

Rear Garden

Front Garden

Garage - Requires Repair