

## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

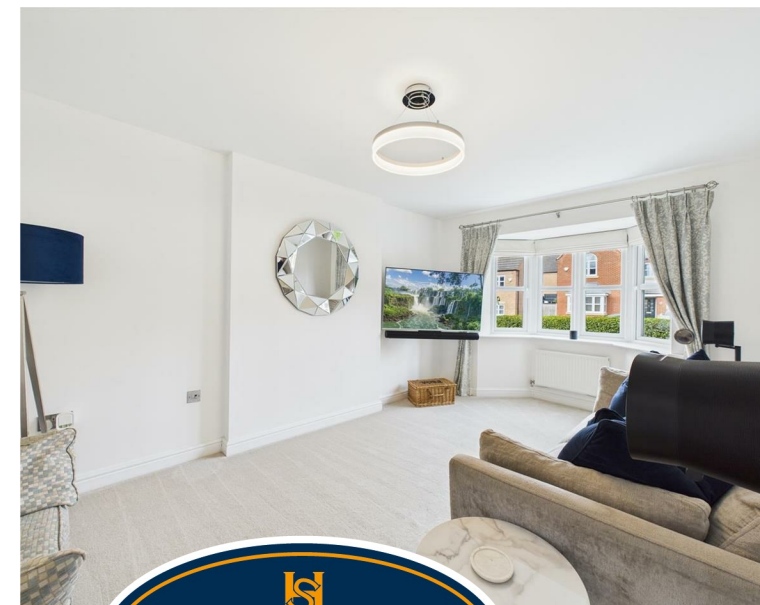
### Appliances

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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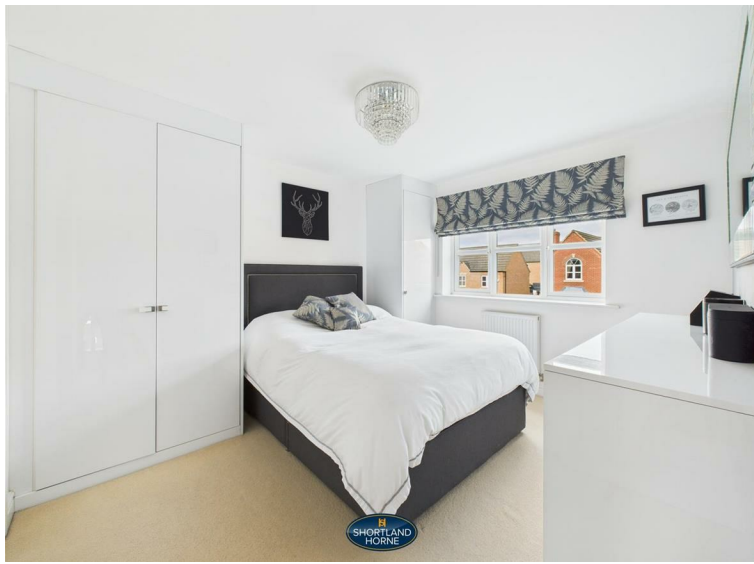


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**Weir Way**  
**Binley CV3 1QL**





£370,000

Bedrooms 3  
Bathrooms 2

There is a certain feeling you get the moment you arrive at this home on Weir Way, a sense of calm, space and possibility. The driveway sweeps up to a handsome modern façade, where neat landscaping frames the house with subtle charm. Step through the front door and you are met not just with a property, but with a lifestyle filled with light filled rooms, a garden designed for laughter and long summer evenings, and even a dedicated office that makes working from home feel effortless. Built in 2017 and lovingly maintained, this detached three bedroom house is the perfect blend of sleek modern design and homely warmth.

Inside, the hallway greets you with brightness and order. The crisp white walls, which flow throughout the home, lend a minimalist elegance, while a practical storage cupboard and guest cloakroom add function to form. To the right, the lounge beckons, a generous front facing space where a wide bay window invites the sunlight to pour in, creating a room equally suited to lively family evenings or quiet moments of retreat.

At the rear, the home reveals its true heart. The kitchen and dining area span the full width of the property, designed with a clean, modern aesthetic that balances style with practicality. Sleek fitted units, an integrated NEFF fridge freezer, and ample worktop space make cooking a pleasure, while there is plenty of room for a family dining table. It is easy to picture weekend breakfasts with the patio doors thrown open, or late night suppers that flow seamlessly into the garden.

Upstairs, the sense of light and calm continues. The principal bedroom offers more than just a place to sleep. With its Hammonds wardrobes and drawers, it feels like a carefully considered sanctuary. Its en suite shower room is fresh and contemporary, ensuring both privacy and convenience. The second bedroom, a comfortable double, is perfect for children or guests, while the third is a versatile single room that could be a nursery, study or hobby space. Completing the floor is a sparkling family bathroom with a crisp white three piece suite and shower over bath.

Yet it is beyond the back doors where this home truly comes into its own. The garden is larger than most, thoughtfully landscaped with a wide lawn for children to play and a patio area ready for evening barbecues and lazy Sundays in the sun. To the side, the garage has been transformed into a professional grade office, complete with heating, electrics and internet, an invaluable addition for those who want the ease of a commute measured in footsteps. The front section of the garage remains available for storage, offering the best of both worlds.

Set in a quiet and friendly neighbourhood, this property also shines in terms of location. Binley is known for its welcoming community, excellent schools and easy access to everyday essentials. Shops, parks and public transport are all close by, while commuters will appreciate the swift links to the A46, M6 and beyond. Coventry city centre, with its wealth of shopping, dining and culture, is only a short drive away.

Immaculate, move in ready and filled with natural light, this home offers the space and flexibility modern life demands. Whether you are a growing family looking for room to put down roots, or professionals seeking a stylish home with the bonus of a fully functioning office, this property on Weir Way is ready to welcome you in.

GOOD TO KNOW:  
 Tenure: Freehold  
 Vendors Position: Buying a NEW BUILD property Estimated completion January 2026  
 Parking: Driveway  
 Council Tax Band: C  
 EPC Rating: B  
 Approx. Total Area: 1032 Sq. Ft



GROUND FLOOR		En-Suite	
Hallway		Bedroom 2	10'6 x 10'3
Living Room	15'6 x 9'10	Bedroom 3	9'7 x 8'4
Kitchen/Dining Room	19'2 x 9'5	Family Bathroom	8'5 x 5'8
WC		OUTSIDE	
FIRST FLOOR		Rear Garden	
Landing		Office	8'7 x 8'1
Bedroom 1	11'8 x 10'5	Garage Storage	9'1 x 8'7
		Driveway	