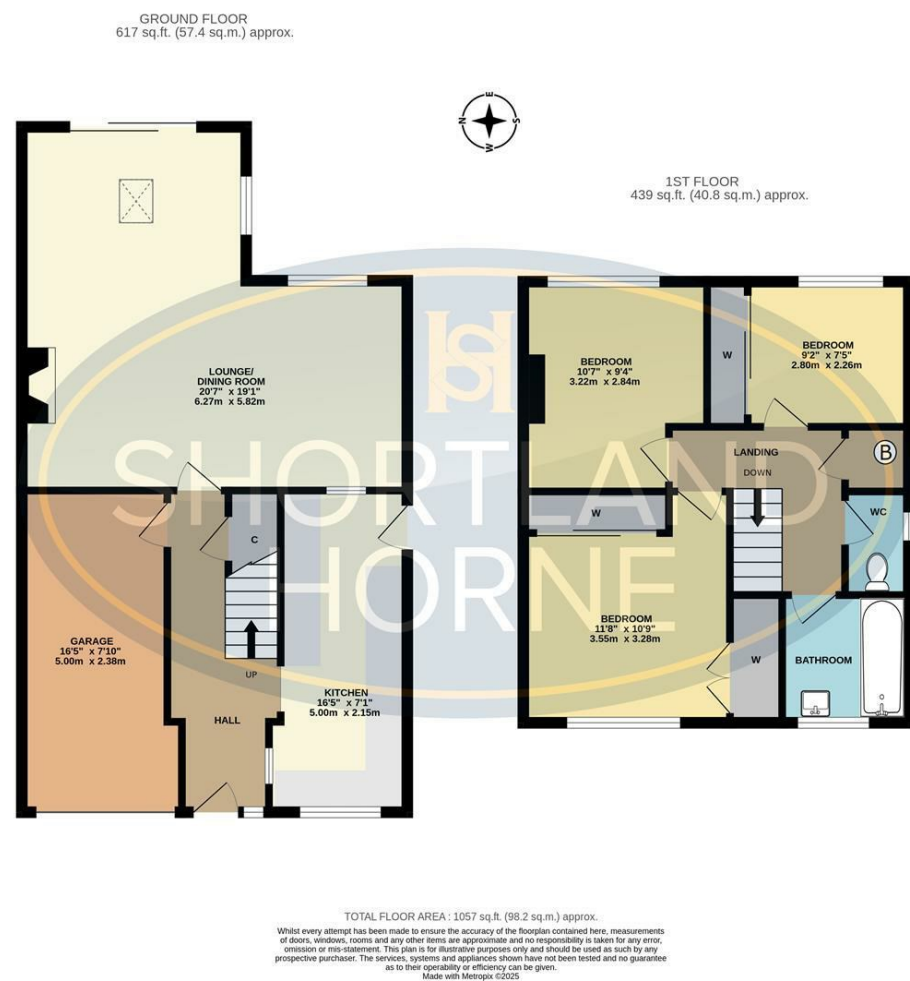


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	76
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 Home 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.

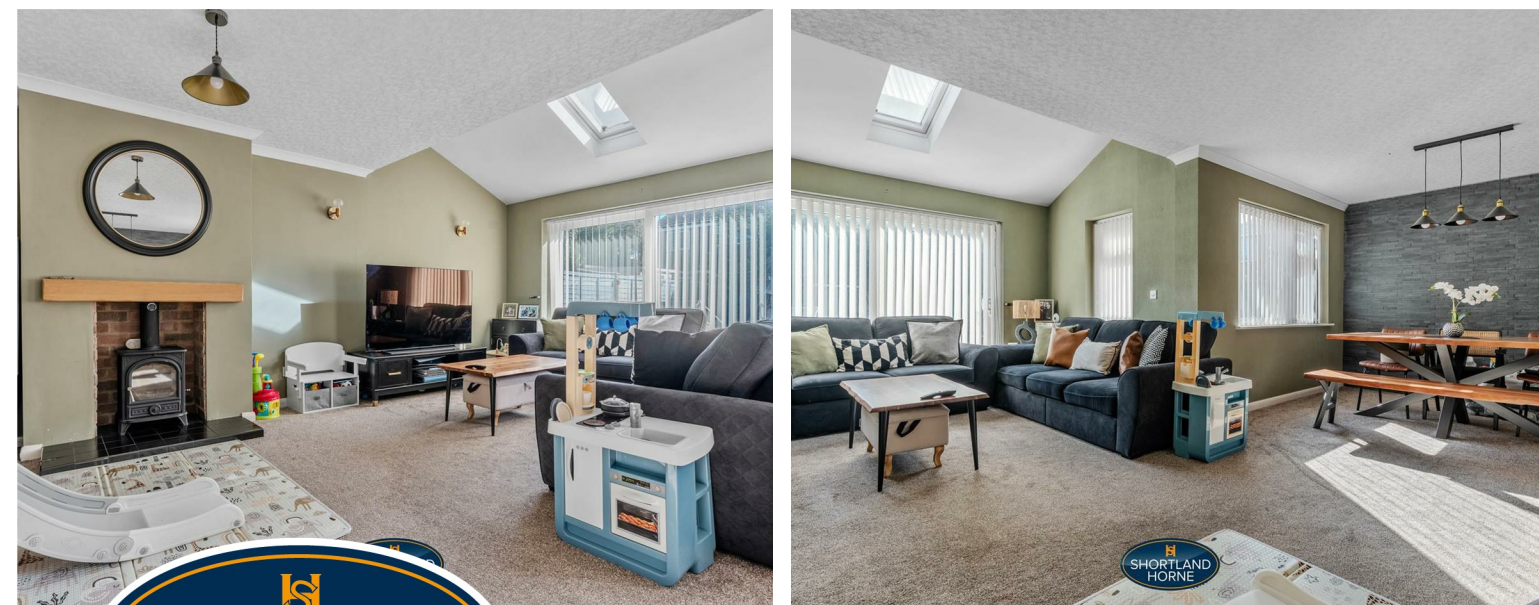
Appliances

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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Other branches:

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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288

email: sales@shortland-horne.co.uk

visit: shortland-horne.co.uk

follow us

The logo for Shortland Horne, featuring a stylized 'SH' monogram in gold and blue, with the words 'SHORTLAND HORNE' in white capital letters on a dark blue oval background.

follow us  

Coombe Park Road

Binley CV3 2PD



£320,000 Offers Over

Bedrooms 3
Bathrooms 1

Tucked away at the peaceful end of Coombe Park Road in Binley, this three-bedroom semi-detached home strikes a rare balance between modern practicality and warm, inviting character. From the very first glance, the property feels calm and welcoming, set back on a quiet cul-de-sac with a two-car driveway and a sense of privacy that instantly reassures. Inside, every corner has been carefully considered, combining light-filled spaces, modern touches and the kind of homely comfort that makes it easy to imagine yourself settling in straight away.

Step into the wide, bright hallway and you are greeted by neutral tones and the smooth gleam of laminate flooring. It sets the stage perfectly for the home's flow, with clean, simple lines that make for an easy and practical layout. To one side, a door leads into the garage, which holds tempting potential to be transformed into an office, gym, or playroom should you need the extra space.

The heart of the home, though, is the extended lounge and dining area. It is a space made for both everyday living and special gatherings. With its dual aspect windows, sliding patio doors and a cleverly placed skylight, the room is bathed in natural light from dawn until dusk. On cooler evenings, the log burner casts a cosy glow, creating the perfect atmosphere for unwinding after a long day. It is a versatile space, one moment a snug retreat, the next a lively entertaining hub with doors thrown open to the garden.

The kitchen, newly fitted, is a real showstopper. Its pale blue shaker style cabinets pair beautifully with pale grey wall units, all set against the crisp lines of a white metro tiled splashback. The warmth of oak worktops brings a homely contrast, while integrated appliances including the induction hob, extractor, fridge, freezer and dishwasher make cooking feel effortless. It is a galley design that feels both stylish and functional, a place where everything is within easy reach and meals come together with ease.

Upstairs, the sense of space continues. The master bedroom is a true retreat, with not just one but two built in wardrobes. One of these has been cleverly converted into a compact study nook, an inspired addition for anyone working from home or needing a quiet corner to focus. The second bedroom is another generous double, while the third, far from being an afterthought, is a bright, well proportioned space with its own fitted storage. The family bathroom is finished with a shower over the bath, complemented by a separate WC with basin, making mornings smoother for busy households.

The rear garden mirrors the home's blend of practicality and charm. A patio greets you as you step outside, perfect for morning coffee or evening barbecues, while a central pathway leads to a second patio at the far end, creating a sense of depth and discovery. Lawns flank either side, edged with shrubs that add colour and texture through the seasons. Side access brings you conveniently back to the front.

Coombe Park Road itself is a much loved spot in Binley, quiet, community minded, and wonderfully placed for day to day life. Excellent local schools, including Clifford Bridge Academy and Caludon Castle, are close by, while retail parks and supermarkets are just a few minutes' drive. For commuters, the A46 and M6 offer quick links across the region, while Coventry city centre is easily reached by car or public transport.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy
Parking: Driveway



GROUND FLOOR			Bedroom 2		10'7 x 9'4
Hallway			Bedroom 3		9'2 x 7'5
Lounge/Dining Room		20'7 x 19'1	Bathroom		
Kitchen		16'5 x 7'1	WC		
Integral Garage		16'5 x 7'10	OUTSIDE		
FIRST FLOOR			Rear Garden		
Landing			Driveway		
Bedroom 1		11'8 x 10'9			