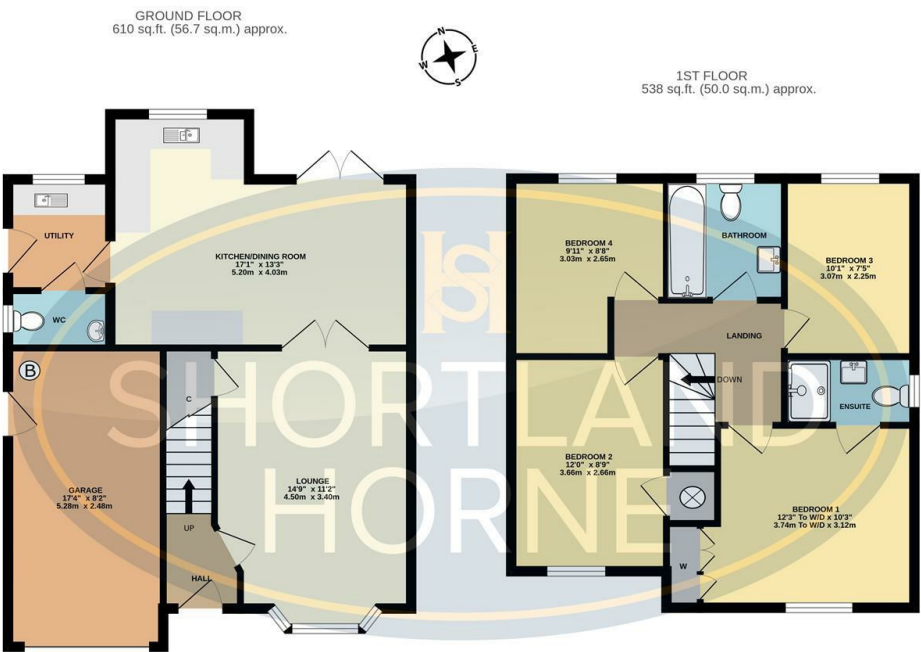


Floor Plan

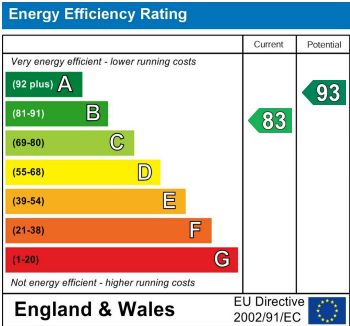


TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.

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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.

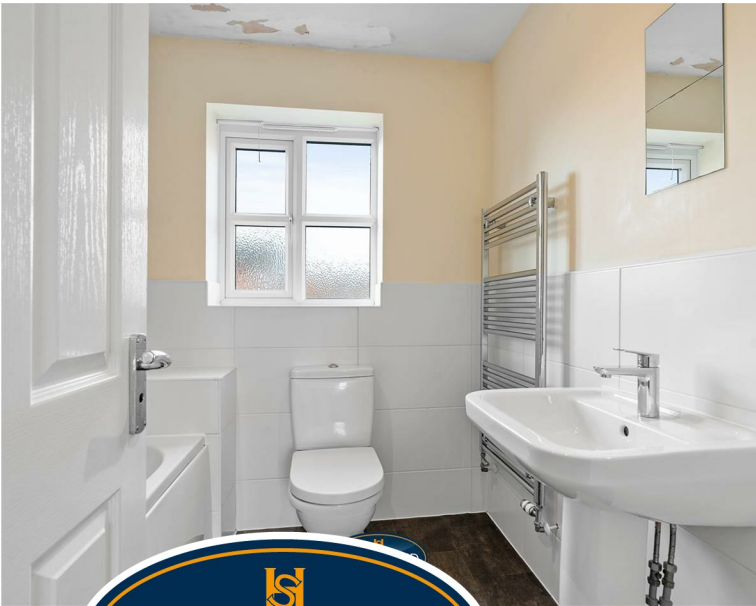
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



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

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Weir Way
CV3 1QL



£370,000

Bedrooms 4
Bathrooms 2

Welcome to this spacious four-bedroom detached home, tucked away in the peaceful Binley development of Coventry. Recently built, the property combines modern style with everyday comfort, making it perfect for family living.

Step inside to a bright and welcoming reception room, adorned with neutral décor and flooded with natural light, a versatile space ideal for entertaining guests or relaxing with the family. The home features four well-proportioned bedrooms, offering plenty of room for a growing family or a dedicated home office.

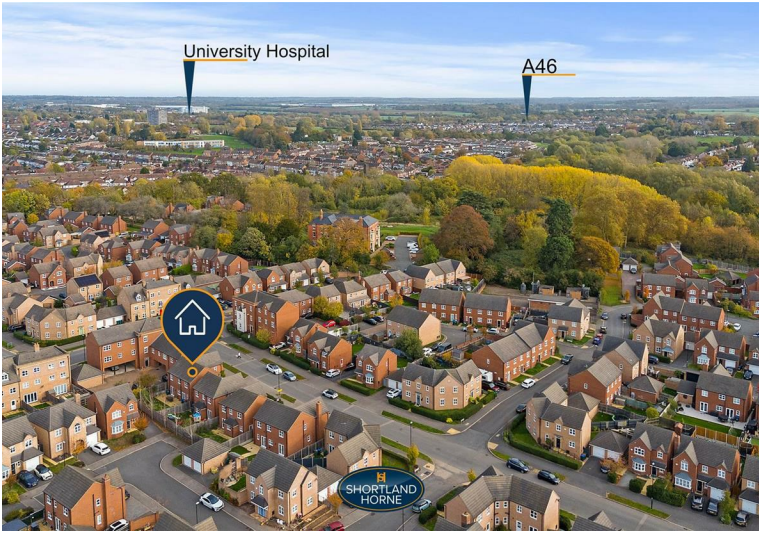
The lounge is open and airy, with double doors that lead seamlessly into the kitchen and dining area. The kitchen is fitted with a superb range of modern shaker style cabinets and a full suite of integrated appliances, including an oven, hob, extractor fan, fridge and freezer, and dishwasher. A convenient utility room and ground floor W.C. complete the lower level, providing practical functionality for everyday living.

Upstairs, you will find three double bedrooms and a particularly generous fourth bedroom. The master suite is a real highlight, featuring fitted wardrobes, an en-suite bathroom, and a striking cathedral window with a lofty ceiling that adds both character and a sense of space. Bedroom two benefits from a built-in cupboard, while the family bathroom is equipped with contemporary fixtures and fittings designed for comfort.

Outside, parking is straightforward with a driveway suitable for two vehicles, alongside an integral garage for additional storage. The rear garden provides a serene retreat, perfect for relaxing or hosting summer gatherings with friends and family.

Weir Way offers the perfect blend of modern living and community charm. The area is well connected by road, close to Warwickshire Shopping Park, schools, a health club, a golf course, and within easy reach of University Hospital.

Offered with No Chain, this property presents an excellent opportunity for a smooth, hassle free move.



GROUND FLOOR			En-Suite	
Hall			Bedroom 2	12' x 8'9
Lounge	14'9 x 11'2		Bedroom 3	10'1 x 7'5
Kitchen/Dining Room	17'1 x 13'3		Bedroom 4	9'x11 x 8'8
Utility			Family Bathroom	
WC			OUTSIDE	
FIRST FLOOR			Garage	12' x 8'9
Landing			Rear Garden	
Bedroom 1	12'3 to w/d x 10'3		Driveway	