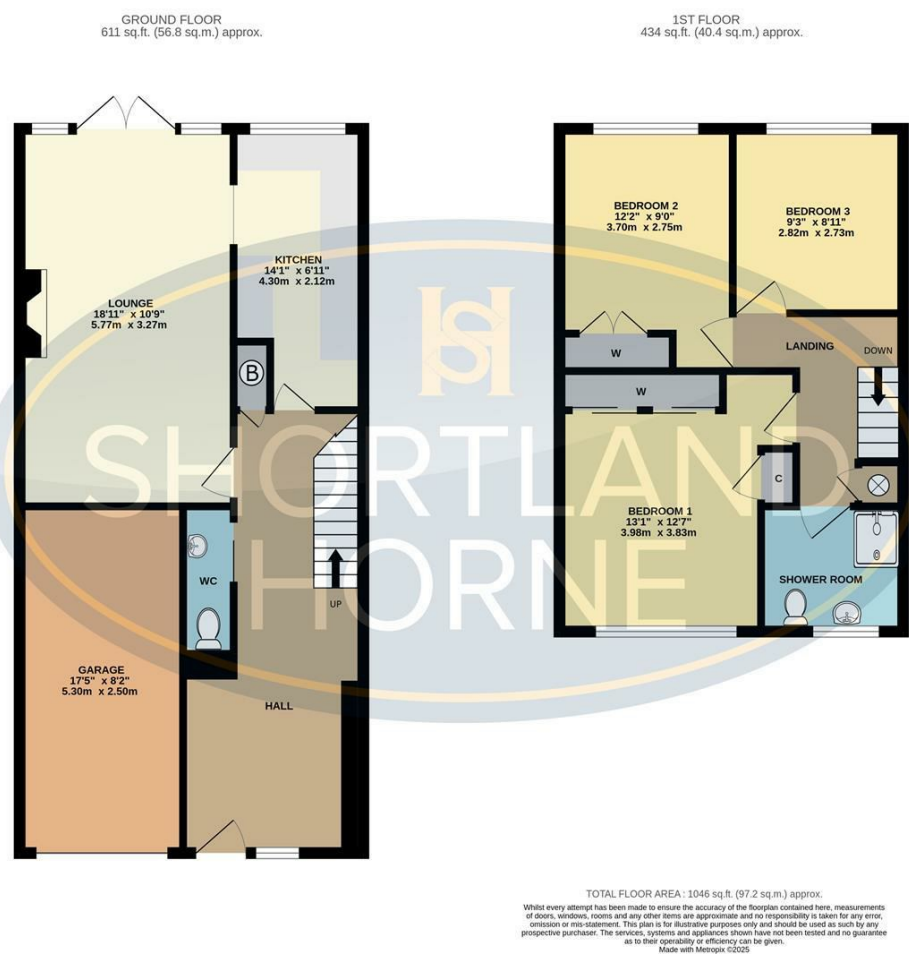


Floor Plan





£230,000

Bedrooms 3
Bathrooms 1

From the moment you arrive on Walton Close, you get that unmistakable feeling of calm that makes you slow down just a little. The street is friendly, peaceful and wonderfully easy to settle into, with everything you need sitting just a short stroll or drive away. This three bedroom home sits right at the heart of it, offering a bright, modern living space that feels instantly comfortable and full of possibility.

Binley remains one of Coventry's most convenient and well connected locations. The Warwickshire Shopping Park is close enough for effortless weekend errands, while local shops and takeaways sit just around the corner. Families appreciate the choice of nearby schools including Clifford Bridge Academy, Binley Woods Primary and Ernesford Grange Academy. Commuters benefit from direct access to the A46, allowing smooth journeys toward Rugby, Warwick, Leamington and the wider motorway network. Everything about the location works beautifully for everyday living.

The home itself is offered with no onward chain and carries a gentle sense of care that is clear as soon as you walk in. The front extension creates an inviting entrance area that immediately lifts the atmosphere. Crisp white walls bounce the natural light around and the skylight above sends soft daylight spilling into the room. It is a lovely space that works effortlessly as a dining area, a study or even a peaceful morning coffee spot.

The ground floor flows with an easy, gentle rhythm. Step through into the lounge and you are welcomed by an inviting sense of calm. A side window draws in the afternoon sun, while the French doors frame a view of the rear garden that feels wonderfully serene. This is the room where evenings unwind, where you curl up with a film, or where Sunday mornings drift by with the newspaper and a quiet moment of stillness. Open the doors and the garden becomes part of the living space, creating a breezy transition between indoors and outdoors.

The kitchen is light, practical and perfectly suited to busy routines. Shaker style cabinets line the walls, offering generous storage, and the built in oven and hob sit ready for the midweek meals and slow Sunday roasts. The tiled floor adds a subtle coolness underfoot and the small breakfast bar provides the ideal place to grab a morning coffee before the day begins.

Head back through the hallway, take a quick glance into the ground floor WC, and then climb the stairs to discover three surprisingly spacious bedrooms. The main bedroom feels bright, open and comforting, helped by the fitted wardrobe that keeps the room neat and calming. The second bedroom enjoys a peaceful view over the garden and also benefits from fitted wardrobes, making it a versatile and restful space. The third bedroom is larger than expected and works beautifully as a guest room, a dressing room or an ideal study for anyone working from home. The showeroom requires refurbishment, giving you the chance to create something fresh and tailored to your taste.

Outside, the garden is a welcome retreat from the pace of everyday life. A broad patio greets you first, perfect for summer dining, relaxed afternoons or evenings with friends. Beyond this, the lawn stretches out and offers a safe, open area for play or pottering. Mature trees and shrubs frame the space, adding charm, texture and valuable privacy.



GROUND FLOOR		Bedroom 2	12'2 x 9'
Hall		Bedroom 3	9'3 x 8'11
Lounge	18'11 x 10'9	Showeroom	
Kitchen	14'1 x 6'11	OUTSIDE	
WC		Integral Garage	17'5 x 8'2
FIRST FLOOR		Rear Garden	
Landing		Driveway	
Bedroom 1	13'1 x 12'7		