

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

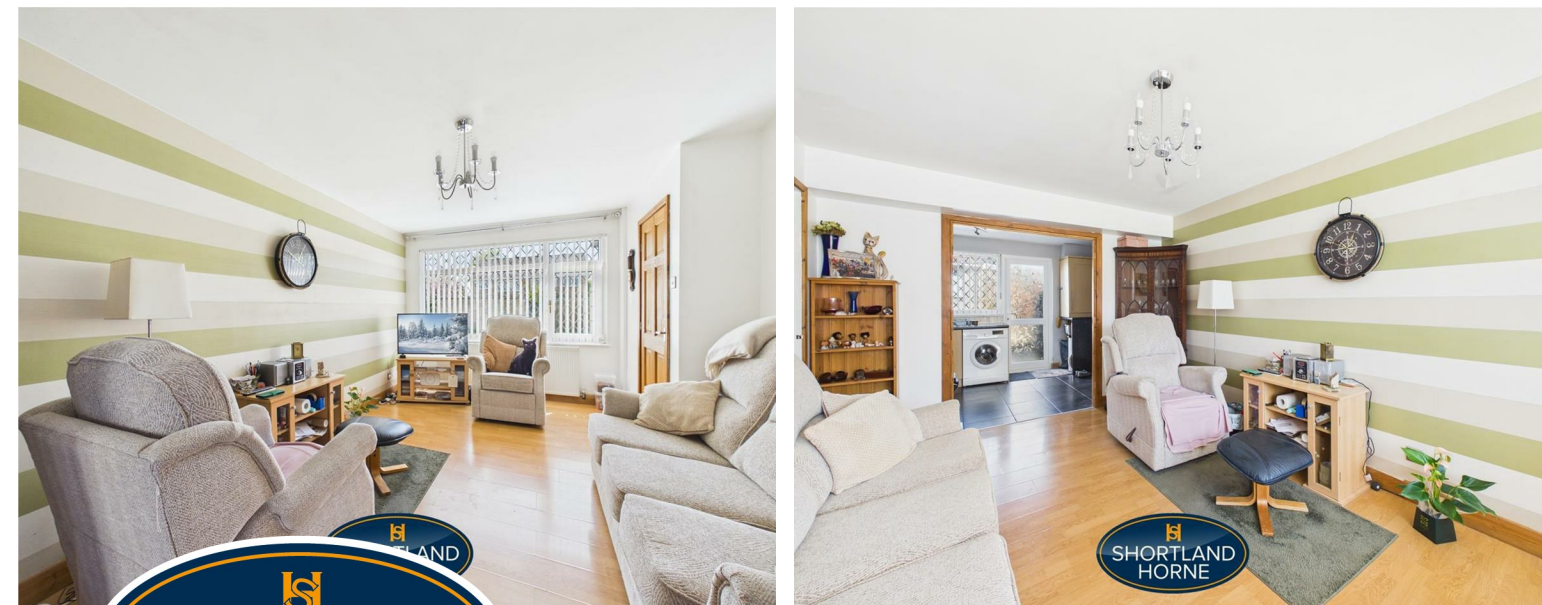
Appliances

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.



Shortland Horne Walsgrave Branch
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Other branches:
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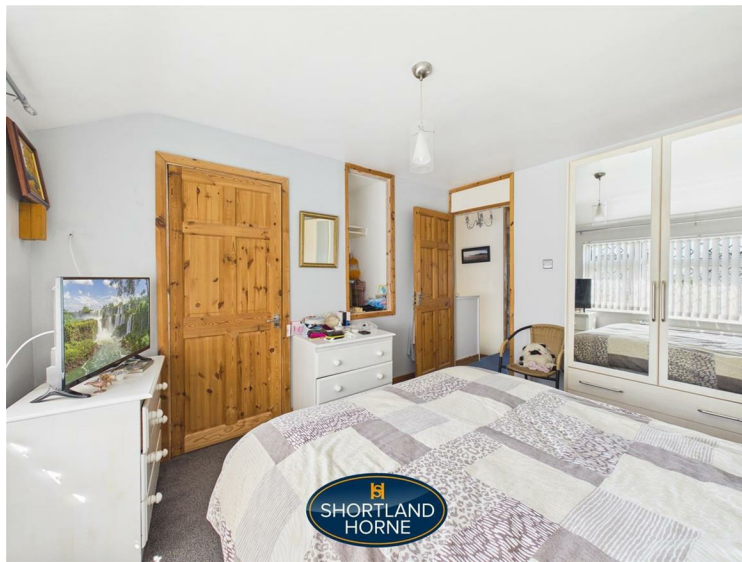
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Walton Close
Binley CV3 2LJ



£185,000 Offers Over

Bedrooms 2 Bathrooms 1

Walton Close has that easy, unbothered kind of atmosphere that you notice straight away when you turn in. It is quiet without feeling cut off, friendly without being busy, and it gives you that subtle feeling of space to breathe a little deeper as soon as you arrive. A tucked away cul de sac setting with a walkway at the front adds to that sense of calm practicality, making daily life feel just that bit simpler. It is the sort of spot where things feel settled, and where coming home naturally feels like switching off.

Positioned right in the middle of it all is this two bedroom home, offering a bright and comfortable living space that feels easy to settle into from day one. It is move in ready without being overdone, giving you a blank canvas that still feels warm and lived in rather than stark or staged. The overall feel is relaxed and straightforward, with a layout that just makes sense as you move through it.

Step inside through the porch and into the hallway, where everything flows naturally through the ground floor. The lounge is the first real moment where the home opens up, and it does so in a really pleasant way. Natural light fills the room throughout the day, bouncing gently off the laminate flooring and giving it a fresh, airy feel. It is a simple, flexible space that works just as well for quiet evenings in as it does for having friends round without feeling cramped.

The kitchen sits just beyond, practical in layout and neatly finished with shaker style units, dark tiled flooring and tiled splashbacks. It is a space that feels functional but not clinical, somewhere you can comfortably go about daily routines without it ever feeling like a chore. It has a straightforward charm to it, easy to use and easy to maintain.

Upstairs, the home keeps things consistent with two well sized bedrooms, both carpeted and comfortable. The main bedroom is a good sized double with built in wardrobe space, bright and easy to furnish, while still feeling calm and restful. The second bedroom is also a proper double, offering flexibility whether that is for guests, working from home or simply extra space to adapt as needed. The bathroom is clean and fresh, fitted with a white three piece suite and tiled walls and flooring that keep it practical and easy to look after.

Outside, the rear garden is paved and private, designed with low maintenance in mind so it is easy to enjoy without much effort. There is a useful wooden shed at the back with an electric cable already in place, which adds a handy bit of extra potential. To the front, a lawned garden gives a simple welcoming feel, while the garage to the rear provides parking, insulation, side access and an up and over door, making everyday life that bit more convenient.

With nearby access to Asda Whitley, Warwickshire Retail Park, the hospital and excellent links to the A46, the location balances peace with practicality really well. It is a home that feels easy to live in, easy to maintain, and easy to imagine settling into straight away.



GROUND FLOOR

Hall

Lounge

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

16'1 x 10'5

13'5 x 8'3

11'7 x 10'6

12'9 x 7'6

Bathroom

OUTSIDE

Garage

Rear Garden

Front Garden

6'2 x 5'9

17'10 x 8'