

## 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		58	67
(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 Home. 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.

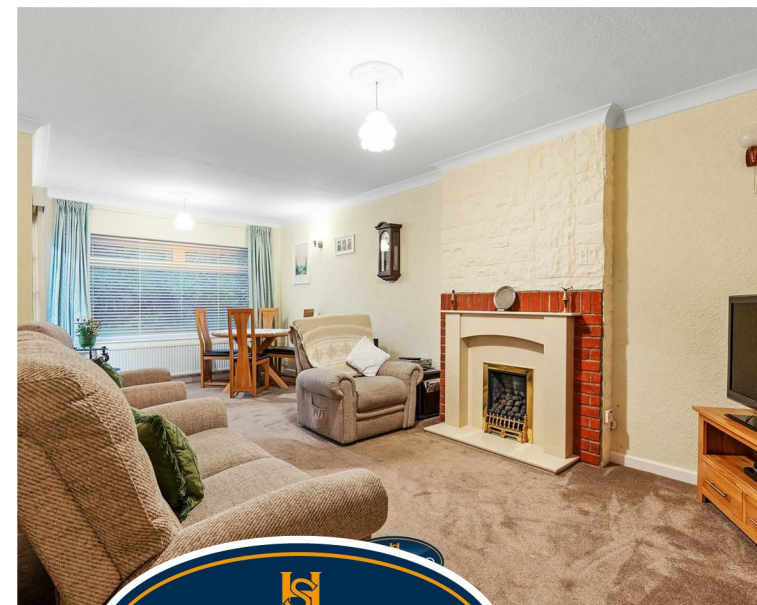
### Appliances

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 Home 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 Home'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 Home 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:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

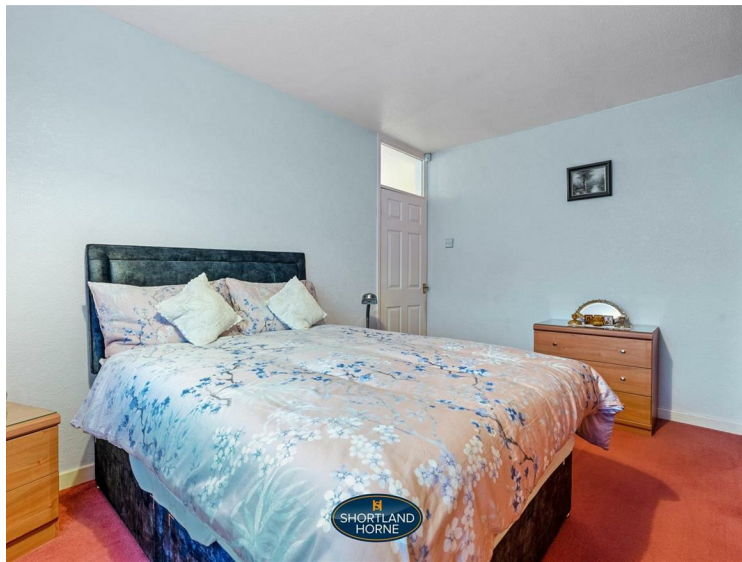
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Foxton Road**  
**Binley CV3 2HN**



## £287,500 Offers Over | Bedrooms 2 Bathrooms 1

Tucked away on the peaceful and highly regarded Foxton Road in Binley, this charming two bedroom detached bungalow offers a rare blend of comfort, privacy and everyday convenience. The neighbourhood has a gentle, settled character, where quiet streets weave between well cared for gardens and friendly neighbours who take pride in their surroundings. Families and professionals alike are drawn to the area for its strong selection of schools, all within easy reach, and its excellent proximity to University Hospital Coventry and Warwickshire. Local amenities are plentiful, with a variety of shops, parks and green spaces close by, as well as reliable bus routes and straightforward road links that connect effortlessly to the A46, M69 and wider motorway network. It is a location that makes life feel just a little easier, whether you are commuting, raising a family or simply enjoying a calmer pace of living.

Stepping inside, the hallway greets you with soft carpeting underfoot and a sense of warmth that immediately makes you feel at home. Natural light filters gently into the space, guiding you through to the heart of the bungalow. The lounge and dining room form a wonderfully inviting area, decorated in soothing neutral tones that enhance the calm atmosphere. A gas fireplace sits as the focal point, creating a cosy glow during the cooler months and offering a perfect space to enjoy quiet evenings in or to host relaxed gatherings with family and friends. There is a feeling of openness and comfort here, making the room adaptable to both everyday living and more formal occasions.

The kitchen has been thoughtfully updated in recent years and now presents a bright, airy and modern environment. The neutral palette and tiled finishes create a timeless look, while the layout has been designed to make cooking and meal preparation feel effortless. Whether it is the gentle morning light spilling across the worktops or the neat sense of order created by the recent refit, the kitchen feels like a space made to be enjoyed. Practical improvements such as a replaced boiler, updated radiators and a new loft ladder reflect the care and attention the current owners have invested in the property.

Both bedrooms continue the theme of comfort and tranquillity. The first bedroom offers space for a double bed, along with wardrobe space that keeps the room feeling organised and uncluttered. It is a restful retreat, perfect for unwinding at the end of the day. The second bedroom is also a generous double, making it ideal for guests, a home office or a peaceful hobby room. The newly updated bathroom completes the interior beautifully, featuring a crisp white three piece shower suite, floor standing storage and a modern walk in shower that adds a touch of luxury to your morning routine.

Outside, the rear garden offers a calm and enclosed space laid to lawn and paving. It is easy to maintain yet full of potential for outdoor dining, gardening or simply enjoying the fresh air in a private setting. The single garage with an up and over door provides useful storage or parking, while the generous driveway at the front comfortably accommodates three or more cars, offering practicality that is increasingly appreciated.

This bungalow on Foxton Road presents a wonderful opportunity for anyone seeking a well maintained home in a desirable and well connected part of Coventry. With thoughtful updates, comfortable living spaces and a location that supports both convenience and quality of life, it is a property ready to be enjoyed from the moment you move in.



### GROUND FLOOR

Hallway	
Living/dining room	21'9 x 10'10
Kitchen	15'4 x 9'9
Bathroom	
Bedroom 1	12'11 x 10'10
Bedroom 2	10'11 x 9'11

### OUTSIDE

Driveway	
Garage	16'7 x 8'3
Rear garden	