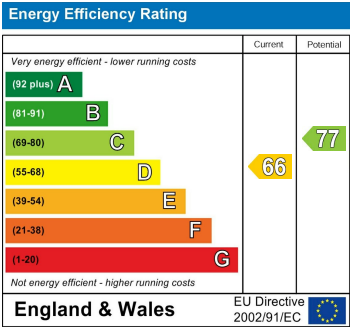


Floor Plan



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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Woodlands Road
Binley Woods CV3 2DA



£350,000 Offers Over

Bedrooms 3
Bathrooms 1

Some homes don't just welcome you in, they sort of wink at you and say "you're going to like it here". This one does exactly that, tucked away on a peaceful, neighbourly road in the ever-popular village of Binley Woods. Extended, cherished, and loved by the same owner since 1971, it carries that rare feeling of continuity and care, the kind you can't fake and instantly feel the moment you step inside.

From the entrance porch you are led into a home that just flows in a way that makes sense. The lounge and dining room is a proper heart-of-the-home space, generous in size and ready for anything from lazy Sunday lounging to noisy family get-togethers that somehow always end with someone laughing too loudly. The bay window at the front throws in natural light that shifts beautifully through the day, while the brick-built fireplace adds a cosy focal point that practically begs for winter evenings, blankets, and a film you've already seen five times but still love anyway.

The kitchen is where things really start to feel a bit special. Extended many years ago, it now offers a much more sociable footprint, the sort of space where cooking doesn't feel like a chore but something that naturally happens alongside conversation. Updated in 2017, it blends soft pale blue shaker cabinetry with integrated appliances and a calm, easy rhythm. One of the standout touches throughout the home is the fitted window shutters, giving a crisp, elegant finish while also adding a lovely sense of privacy and style, almost like the house has its own quiet personality. Just off the kitchen, the utility area and WC keep day-to-day life wonderfully practical, while the rear outlook is always tempting you outside.

Upstairs continues the same sense of comfort and balance. All three bedrooms are genuine doubles, giving everyone space to breathe rather than compromise. Bedroom one feels particularly inviting, not only generous in size but also featuring its own bay window, which adds charm, light, and a slightly grander feel than you might expect. Built-in furniture and wardrobes complete the main bedroom beautifully, while the other rooms are equally adaptable for family, guests, or that ever-growing pile of "I'll sort that out later" storage needs. The shower room, newly refitted in 2024, is fresh and modern, with a large walk-in shower, white suite, vanity storage, and a light, airy feel that makes mornings feel just a little easier.

Step outside and the lifestyle really opens up. The rear garden is impressively sized, with an aluminium veranda stretching across the back, creating a perfect shaded spot for summer evenings or coffee in the rain while pretending you enjoy British weather. A mix of patio, lawn, and stoned areas gives it versatility, while a pond adds a peaceful, almost meditative touch. Two sheds sit neatly tucked away, and the overall privacy makes it feel like your own little escape from the world.

There is also a good-sized garage with both rear access and an electric roller door, housing the boiler and offering plenty of useful space. At the front, a driveway provides parking for multiple vehicles, keeping everything practical and easy.

With strong links via the A46 road and nearby access to places like the University Hospital Coventry, Rugby Golf Club, and Warwickshire Shopping Park, the location balances calm village living with everyday convenience.



GROUND FLOOR		FIRST FLOOR	
Porch		Bedroom 1	13'1 x 11'9
Hallway		Bedroom 2	9'5 x 15'0
Living/dining room	24'7 x 15'2	Bedroom 3	13'3 x 7'6
Kitchen	8'10 x 14'2	Bathroom	
W/C		OUTSIDE	
Hallway		Driveway	
Garage	22'10 x 7'8	Rear garden	