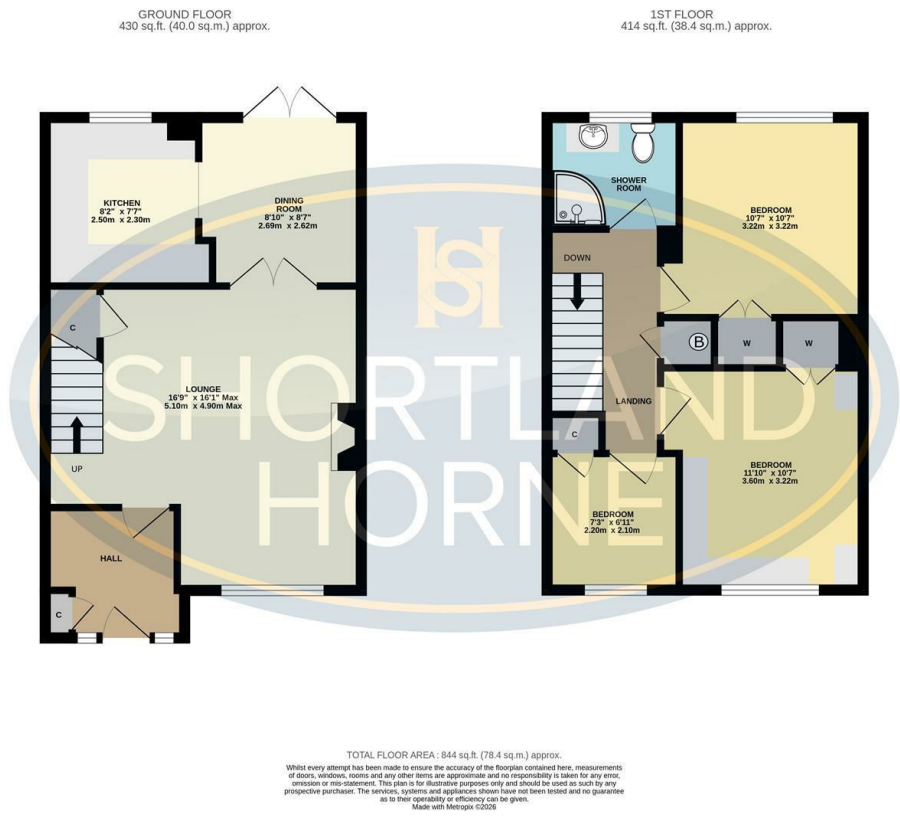
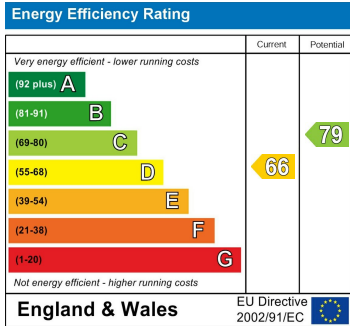


Floor Plan



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.

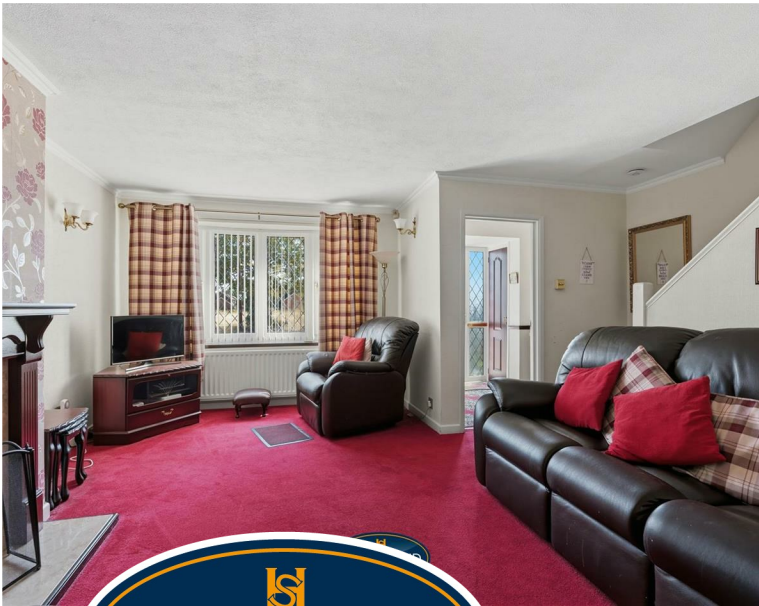
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



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Bredon Avenue
Binley CV3 2FD



£225,000 Offers Over

Bedrooms 3
Bathrooms 1

Overlooking the rugby fields and enjoying the sort of friendly, established setting where neighbours know one another, this charming three bedroom terrace has been a much loved family home for more than fifty years. Now ready for its next chapter and offered for sale with no onward chain, it is the kind of property that immediately feels like home, while offering plenty of opportunity for its new owners to add their own personality and modern touches.

Step inside and the generous square hallway sets the tone nicely. There is plenty of space to shrug off the day's coat, kick off your shoes and come in properly, with the rooms naturally flowing from here. The lounge is wonderfully bright and airy, with natural light creating a warm and welcoming atmosphere throughout the day. There is plenty of room for comfortable sofas, a television and all the usual ingredients for a lazy Sunday afternoon, while the gas fireplace adds a traditional focal point. Double doors open into the dining room, creating a lovely connection between the two spaces and making entertaining friends or gathering everyone around the table feel wonderfully effortless.

The dining room is particularly inviting, with its tiled floor and French doors opening onto the rear garden. Imagine throwing them open on a warm summer evening, letting the outside drift in while dinner is being prepared. The adjoining kitchen is a practical, nicely proportioned space with shaker style wooden units, light worktops, inset ceiling spotlights and matching tiled flooring. It is perfectly usable as it stands, while also offering an exciting blank canvas for anyone dreaming of creating their own contemporary kitchen.

Upstairs, three comfortable bedrooms provide plenty of flexibility for modern life. The principal bedroom is a bright and airy double with fitted wardrobe space, while bedroom two is another good sized double with built in storage. Bedroom three is a useful single room with its own built in cupboard, making it equally suited to a child's bedroom, nursery, dressing room or home office. The family shower room is clean and fresh, with tiled walls, a white suite, shower cubicle and vanity storage beneath the sink.

Outside, the rear garden is an easy going space with paving, decent fencing and a useful wooden shed. There is enough room for outdoor seating, pots, plants and the obligatory barbecue that somehow becomes everyone's responsibility. To the front, a block paved driveway provides parking for two cars, while a separate single garage in a nearby rear block offers valuable additional storage or parking.

The location is another reason this home is so easy to fall for. With the rugby fields on the doorstep, local schools including Ernesford Primary and Secondary Schools nearby, and Warwickshire Retail Park, Alan Higgs Leisure Centre and University Hospital all within easy reach, everyday life is wonderfully convenient. The A46 also provides excellent road links for commuters.

With a boiler approximately three years old, a peaceful setting, generous accommodation and over half a century of family memories already woven into its walls, this is a home with character, potential and a rather lovely invitation attached: come in, make yourself comfortable and start writing the next chapter.



GROUND FLOOR			
Hall		Bedroom 2	10'7 x 10'7
Lounge	16'9 x 16'1 (max)	Bedroom 3	7'3 x 6'11
Dining Room	8'10 x 8'7	Shower Room	
Kitchen	8'2 x 7'7	OUTSIDE	
FIRST FLOOR		Rear Garden	
Landing		Driveway	
Bedroom 1	11'10 x 10'7	Garage (In a Block)	