
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Phoebe Close
CV3 1LJ

# Phoebe Close

## CV3 1LJ

Shortland Horne are delighted to offer this beautifully presented four bedroom detached family home, situated in the highly sought after area of Binley. The property is ideally positioned for easy access to Coventry City Centre, University Hospital Coventry & Warwickshire and the M6 motorway network.

The ground floor accommodation briefly comprises a welcoming entrance hallway, spacious lounge, modern kitchen with space for dining and with double doors leading to the rear garden, through to a separate utility room.

To the first floor, there are four well proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Further benefits include gas central heating, double glazing throughout, off road parking for two vehicles and a single garage. Externally, the property boasts a private rear garden, predominantly laid to lawn with a patio area.

AVAILABLE 18TH NOVEMBER | EPC RATING: TBC | COUNCIL TAX BAND: E

selling quality
property since 1995




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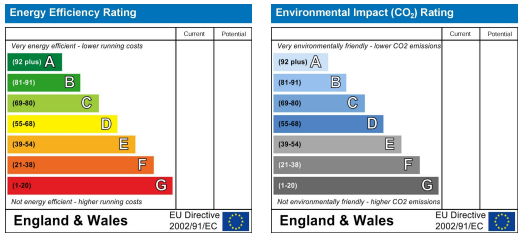
# Floor Plan




# Location Map




# EPC







## Total area: sq ft

**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 ccordance 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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