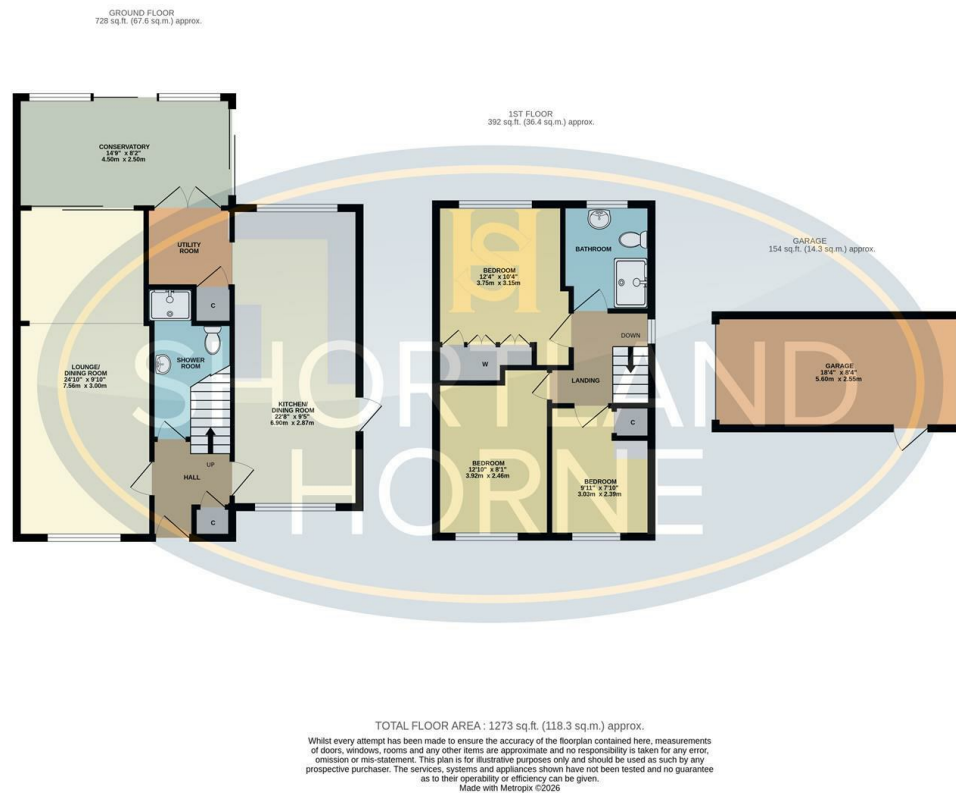


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	77
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's 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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Brinklow Road

Binley CV3 2HY



£335,000

Bedrooms 3
Bathrooms 2

Welcome to a home that quietly steals your attention before you have even stepped through the door. Set slightly side on from Brinklow Road, with a charming walkway sweeping gently across the front, this beautifully presented extended three bedroom end terrace creates an instant feeling of calm, space and belonging. Tucked away within a friendly and sought after location, it offers the perfect blend of modern practicality and homely warmth, making it a wonderful place for first time buyers, growing families or professionals looking for somewhere that feels like home from the moment they arrive.

As you approach, the neatly tended front lawn sets the tone. There is a sense that this is a property which has been loved and cared for, with a welcoming appearance that invites you to discover what lies beyond the front door. Step inside and you are greeted by a bright and well proportioned hallway, offering a wonderfully practical introduction to the home with a clean, square layout that immediately makes life feel easier.

The heart of the property is undoubtedly the impressive 24ft lounge and dining room, a beautifully light and airy space designed for both quiet evenings and memorable gatherings. Natural light fills the room throughout the day, reflecting beautifully against the soft tones of the décor and creating a relaxed atmosphere. A charming gas fireplace adds a cosy focal point for those colder evenings, while the elegant square archway gently separates the lounge area from the dining space without losing that lovely sense of connection. Beyond, sliding patio doors invite you into the conservatory, creating a seamless flow between indoor comfort and the garden beyond.

The extended kitchen dining room is a real highlight of this home. Created as part of the single storey side extension, this generous space combines style and practicality with an abundance of crisp white cabinetry, integrated double oven, gas hob, extractor and plenty of room for a dining table where everyday meals can become family moments. Whether it is breakfast before a busy morning, homework around the table or catching up with friends over a glass of wine, this is a room designed to be lived in.

A useful utility room provides additional convenience and leads through towards the conservatory, while a re fitted downstairs shower room adds a fantastic touch of practicality for modern living.

Upstairs, the sense of light and comfort continues. The carpeted stairs lead to a welcoming landing, with all three bedrooms benefiting from light carpets and a fresh, peaceful feel. The main bedroom offers plenty of space for a double bed and wardrobe storage, while the second bedroom is another generous double room perfect for family, guests or a relaxing retreat. The third bedroom provides a versatile space which could easily become a nursery, home office or cosy single bedroom depending on your lifestyle.

The first floor shower room is clean, fresh and beautifully maintained, featuring tiled walls and a modern shower cubicle, offering a bright and practical space to start and end your day.

Outside, the rear garden is where this home truly comes alive. South west facing and beautifully landscaped, it has been designed as a private escape with exotic planting, a low maintenance artificial lawn, a mixture of fencing and hedging, a patio area and concealed lighting creating an enchanting atmosphere as the evening draws in. There is also vehicular access to a brick built garage and off road parking for one vehicle, adding another layer of convenience.

Perfectly positioned close to University Hospital, Warwickshire Retail Park, Coombe Abbey Country Park, local amenities, a nearby golf course and excellent road links including the A46, this home offers the ideal balance of peaceful surroundings and everyday convenience.

A property with space, personality and a little bit of magic, this is somewhere you can picture yourself turning the key, putting your feet up and saying, “this feels like home.



GROUND FLOOR			Landing	
Hall			Bedroom 1	12'8 x 8'1
Lounge/Dining Room	24'10 x 9'10		Bedroom 2	12'4 x 10'4
Kitchen/Dining Room	22'8 x 9'5		Bedroom 3	9'11 x 7'10
Utility Room			Bathroom	
Conservatory	14'9 x 8'2		OUTSIDE	
Shower Room			Garage/Off Road Parking	18'4 x 8'4
FIRST FLOOR			Rear Garden	
			Front Garden	