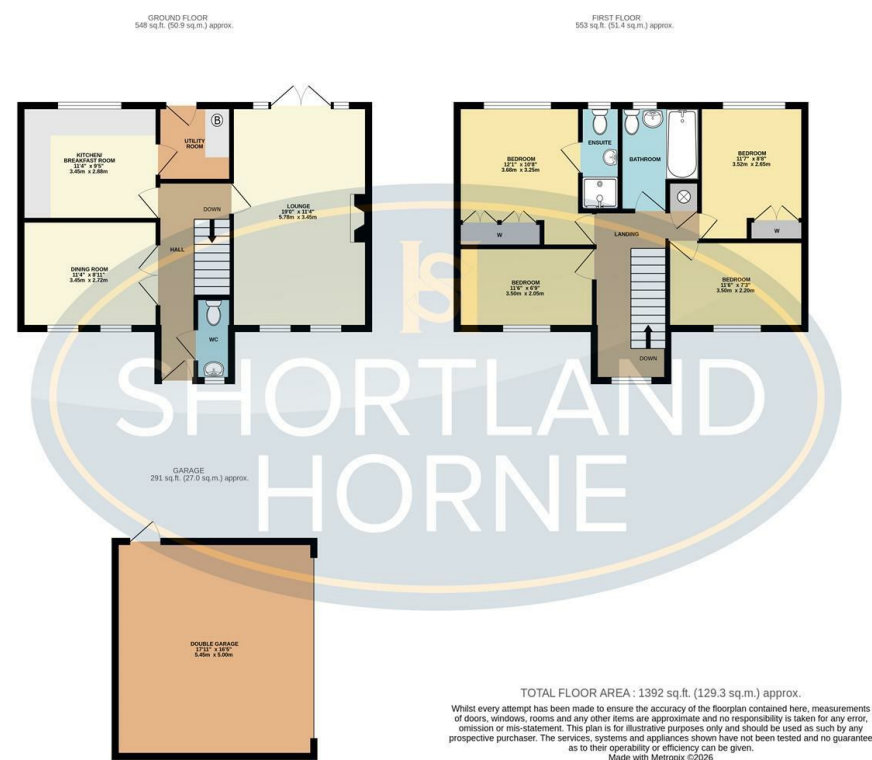
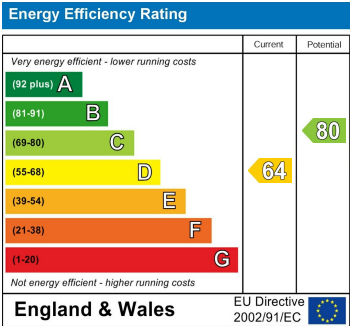


Floor Plan



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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Camville
Binley CV3 2XQ



£479,000 Offers Over

Bedrooms 4
Bathrooms 2

Set within the popular Binley area of Coventry, this four bedroom detached home offers generous accommodation, a double garage and a pleasant enclosed rear garden. The property provides a practical layout for family life and offers an excellent opportunity for a new owner to make the space their own, with scope for modernisation and personal touches throughout.

On entering, the bright and spacious hallway provides a welcoming first impression and leads through to the principal living areas. The lounge is a comfortable room with fitted carpet, a gas fireplace and French doors opening directly onto the rear garden, creating a lovely connection between the indoors and outdoors. The separate dining room provides a dedicated space for family meals and entertaining, while the kitchen is fitted with wooden cupboards, neutral tones, tiled splashbacks and a gas hob. A useful utility area and downstairs WC complete the ground floor accommodation.

Upstairs, the carpeted landing leads to four well proportioned bedrooms. The principal bedroom has space for a double bed, additional furniture and benefits from fitted wardrobes, together with its own en suite featuring a shower cubicle and white two piece suite. Bedroom two is another comfortable double bedroom with fitted wardrobes, while bedrooms three and four are also good sized rooms with space for furniture and offer flexibility for children, guests, a home office or hobbies.

The family bathroom has been recently uplated and provides a fresh and modern space, with a white three piece suite, shower over the bath and tiled finish.

Outside, the enclosed rear garden is mainly laid to lawn, providing a straightforward and private outdoor space for children, pets or relaxing during warmer months. To the front, the property benefits from a driveway and an impressive double garage with an electric door, offering excellent parking and storage.

Camville is situated within the established Binley area, with a range of everyday amenities close by, including supermarkets, shops, places to eat and leisure facilities. The area is also well placed for families, with Clifford Bridge Academy and Ernesford Grange Primary School among the nearby primary schools, while Ernesford Grange Community Academy and Caludon Castle School are also within easy reach.

For commuters, the property's position provides convenient access towards Coventry city centre and the wider road network, with the Eastern Bypass and surrounding routes offering connections towards Warwickshire, the A46 and beyond. With four bedrooms, detached accommodation, a double garage, driveway and an enclosed garden, this is a property with plenty of space and potential, making it an appealing choice for families looking for a home they can enjoy now while gradually putting their own stamp on it.



GROUND FLOOR			En-suite		
Hallway			Bedroom 2		11'7 x 8'8
W/C			Bedroom 3		11'6 x 7'3
Dining room	11'4 x 8'11		Bedroom 4		11'6 x 6'9
Kitchen	11'4 x 9'5		Bathroom		
Utility			OUTSIDE		
Lounge	19'0 x 11'4		Double garage		
FIRST FLOOR			Driveway		
Landing			Rear garden		
Bedroom 1	12'1 x 10'8				