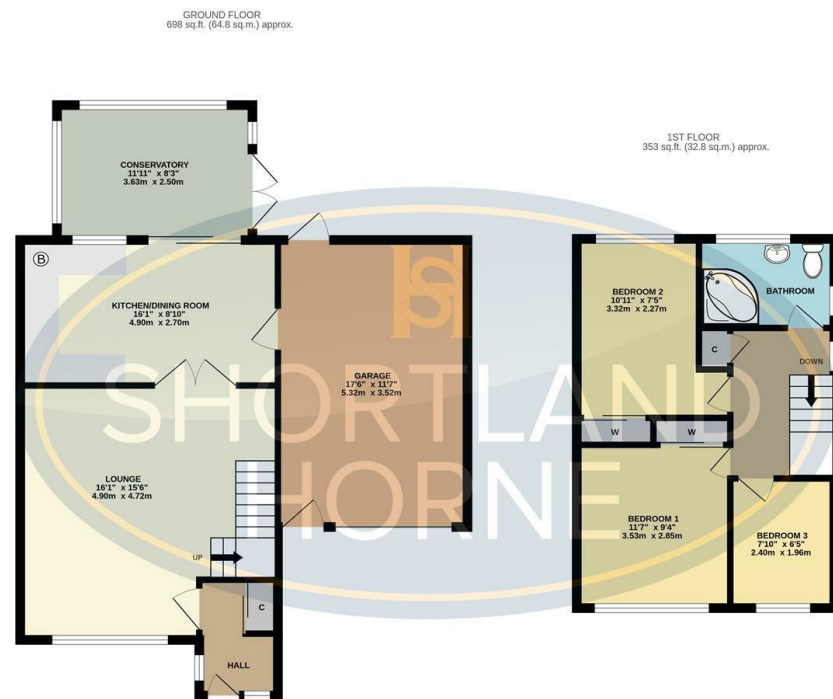


## Floor Plan



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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EPC

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                    | Potential                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 70                         | 76                                                                                  |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                                                                   |  | EU Directive<br>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 Home 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.

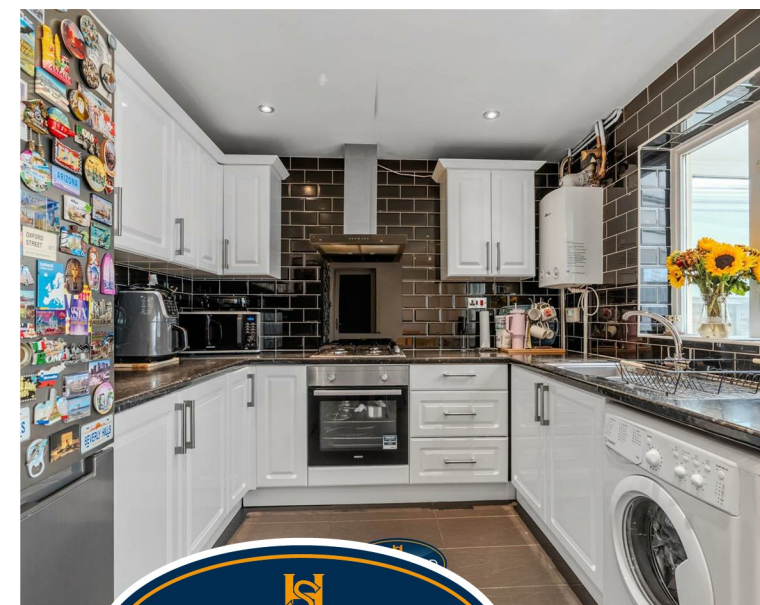
## Appliances

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](mailto:sales@shortland-horne.co.uk)

**visit:** [shortland-horne.co.uk](http://shortland-horne.co.uk)

follow us  

The logo for Shortland Horne, featuring a stylized 'SH' monogram in gold and blue, with the words 'SHORTLAND HORNE' in white capital letters on a dark blue oval background.

follow us  

# Garth Crescent

## Binley CV3 2PP



£275,000

Bedrooms 3  
Bathrooms 1

Tucked away on the peaceful curve of Garth Crescent in the ever-popular area of Binley, this three bedroom semi-detached home offers comfort, practicality, and the charm of a welcoming neighbourhood. From the moment you arrive, there is a sense of ease. The front driveway provides space for two cars, while a neat frontage sets the tone for the home within. This is a house designed for those who want everyday convenience wrapped in a calm and friendly setting, where schools, shops, and green spaces are all just around the corner.

Step through the porch, where light pours in and there is space to neatly tuck away coats and shoes, keeping the rest of the home clutter free. From here, you are led into the heart of the house, beginning with a generous lounge. Wooden flooring stretches across the space, giving it a warm and homely feel, while the proportions of the room allow for easy arrangement of sofas and family furniture. It is a place to sink back and relax at the end of the day, whether that means catching up on a favourite series or gathering together for cosy evenings.

Flowing on from the lounge, the kitchen dining room creates a sociable hub. Tiled flooring and a tiled splashback make it as practical as it is inviting, while the open layout allows plenty of room for a dining table where family meals or casual breakfasts can be enjoyed. Beyond this, a conservatory opens up the rear of the home in spectacular fashion. Flooded with light and offering wide views of the garden, this space feels almost like an extension of the outdoors. It is the perfect spot for lazy Sunday mornings with a book, or for entertaining friends on summer evenings when the garden becomes an easy continuation of the living space.

Upstairs, a soft carpet leads you up the staircase and onto a landing that connects three bedrooms. Each of the rooms is finished with laminate flooring, combining style with low maintenance practicality. The main bedroom is a comfortable double with room for wardrobes and personal touches, while the second bedroom also provides generous space for a double bed, making it ideal for guests or older children. The third bedroom is a flexible single, perfectly suited as a nursery, a study for those working from home, or even a dressing room. A family bathroom completes the first floor, fitted with a classic white three piece suite and a shower over the bath, a practical arrangement for busy households.

Outside, the rear garden offers an enclosed stretch of lawn that is both secure and easy to maintain. It is a safe haven for children to play, or a blank canvas for anyone with a love of gardening who wants to create borders and flowerbeds. The garage, accessible from within the house and fitted with an up and over door, provides excellent storage for vehicles, tools, or outdoor equipment, adding to the overall practicality of the home.

The location is another of this property's many strengths. Garth Crescent is known for its quiet and friendly atmosphere, making it particularly appealing to families or those who value a strong sense of community. Excellent schools such as Corpus Christi Catholic Primary and Ernesford Grange Academy are within walking distance, while local shops and supermarkets are only minutes away. For those commuting, road links are superb, with the A46, M6, and A45 easily accessible, and frequent bus services connecting you quickly to Coventry city centre.

This home on Garth Crescent is not only well presented and ready to move into, but it also offers the kind of lifestyle that makes everyday living simple and enjoyable. It is a place where you can settle, grow, and put down roots, surrounded by convenience and community.



GROUND FLOOR

|                     |             |
|---------------------|-------------|
| Living Room         | 16'1 x 15'6 |
| Kitchen/dining room | 16'1 x 8'10 |
| Conservatory        | 11'11 x 8'3 |

FIRST FLOOR

|           |             |
|-----------|-------------|
| Bedroom 1 | 11'7 x 9'4  |
| Bedroom 2 | 10'11 x 7'5 |
| Bedroom 3 | 7'10 x 6'5  |
| Bathroom  |             |

OUTSIDE

|             |             |
|-------------|-------------|
| Garage      | 17'6 x 11'7 |
| Rear garden |             |
| Driveway    |             |