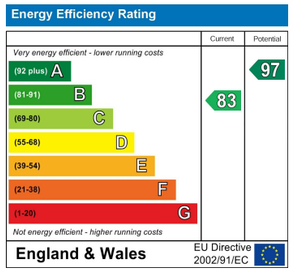
Floor Plan



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.

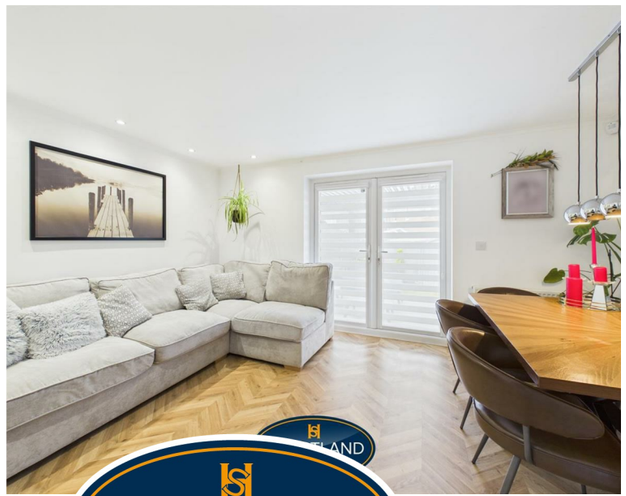
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SHORTLAND HORNE

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Binswood Close

CV2 1HL











£215,000 Asking Price

Bedrooms 2
Bathrooms 1

This is modern living done properly. Clean lines, smart finishes and a layout that feels deliberately designed for the way people actually live now, not how they used to twenty years ago. Built in 2018 on a contemporary development in Henley Green, this two bedroom semi detached home has that crisp, just-right balance of style and practicality, where everything feels fresh, considered and easy to maintain, yet still warm enough to feel like home the moment you walk in.

From the outside, it sits neatly within its quiet modern setting, but it is once you step inside that the design really starts to speak. The hallway sets the tone immediately with inset spotlights and a flowing herringbone style floor that runs across the ground floor, tying everything together with a subtle sense of design continuity. The upgraded internal doors add that extra layer of polish, the kind of detail that quietly elevates the whole space without shouting about it.

The lounge sits to the rear and feels like a true modern living hub. Open, bright and flexible, it is designed for real life whether that is relaxed evenings, entertaining friends or simply flopping down after work and switching off. French doors connect the inside to the garden, reinforcing that indoor outdoor flow that modern buyers genuinely want, while still leaving plenty of space for both lounging and dining.

The kitchen follows the same contemporary theme, with clean white units, integrated appliances and sharp metro style tiling that keeps everything looking bright and uncluttered. It is functional without feeling clinical, a space where cooking feels straightforward and social rather than tucked away and separate.

A stylish downstairs WC continues the modern finish with floating sanitaryware, crisp tiling and a simple, refined look that fits perfectly with the rest of the ground floor. Throughout, the lighting and finishes give a sense of a home that has been thoughtfully upgraded rather than just left as standard.

Upstairs, the staircase becomes a subtle feature in its own right, with LED lighting beneath each step creating a soft glow as you move through the space. The landing leads to two well proportioned double bedrooms, both designed with flexibility in mind, whether that is sleeping, working or hosting.

The shower room feels especially on point for modern living, with a large walk in rainfall shower, black accent fittings and floating fixtures that give it a clean, hotel inspired feel. It is sharp, minimal and genuinely impressive in its finish.

Outside, the rear garden extends the modern lifestyle even further. French doors open out to a patio, which sits under a stunning aluminium pergola. With a shutter-style roof and privacy screens that can be effortlessly opened and closed, this pergola allows you to choose between sitting in sunshine or shade, and provides shelter should it start to rain unexpectedly—typical of British weather! There is also an expanse of lush lawn for outdoor play. Whether you're relaxing with drinks or enjoying a barbeque with loved ones, this is the perfect place to be.

With no onward chain and excellent access to the M6, M69, local schools, hospital, leisure centre and everyday amenities, this is a home that fits neatly into a fast paced modern lifestyle while still giving you space to slow down when you need to.





GROUND FLOOR	
Hall	
WC	
Kitchen	11'7 x 7'5
Lounge/Dining Room	14'5 x 10'6
FIRST FLOOR	
Landing	
Bedroom 1	15' x 8'2
Bedroom 2	14'4 x 7'8
Shower Room	
OUTSIDE	
Rear Garden	
Driveway	