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Property Experts



Billesden Close
Binley CV3 2GA

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* MUST BE VIEWED TO BE FULLY APPRECIATED *
IMMACULATELY PRESENTED SEMI * OPEN ASPECT TO GRONT
ACROSS RIVER SOWE & GOLF COURSE BEYOND * REFITTED
KITCHEN & REFURBISHED BATHROOM * 3 BEDROOMS WITH
BUILT IN WARDROBES

Nestled just off Princethorpe Way, this immaculately presented three-bedroom semi-detached house offers a perfect blend of comfort and style which must be viewed to be fully appreciated. The property boasts a delightful outlook across Copsewood Golf Course, complemented by the serene views of the River Sowe and Sowe Valley walkway creating a picturesque setting for your new home.

Upon entering, you will be greeted by a thoughtfully refitted kitchen with hob, oven, fridge & freezer, designed to meet the needs of modern living while providing a warm and inviting atmosphere. The spacious living areas are perfect for both relaxation and entertaining, ensuring that you can enjoy quality time with family and friends.

Each of the three bedrooms is equipped with built-in wardrobes, providing ample storage space and contributing to the overall tidy and organised feel of the home together with refurbished fully tiled bathroom with shower. The layout is both practical and appealing, making it suitable for families or professionals alike.

Additionally, the property features excellent access to a brick-built garage, offering further convenience for storage or parking and well ,laid out gardens to three sides. This semi-detached house is a sanctuary that combines comfort, style, and a beautiful location in a particularly tranquil setting.

With its attractive features and prime location, this property is a must-see for anyone looking to settle in Coventry. Do not miss the opportunity to make this delightful house your new home.









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Dimensions

STORM PORCH

ENTRANCE HALL

**SPACIOUS THROUGH
LOUNGE/ DINING
ROOM**

7.85 x 3.64

REFITTED KITCHEN

3.80 x 2.67

**LANDING WITH PULL
DOWN LADDER TO
PART BOARDED LOFT**

BEDROOM ONE

3.95 x 3.37

BEDROOM TWO

3.37 x 3.22

BEDROOM THREE

2.92 x 2.20

REFURBISHED

**BATHROOM WITH
SHOWER**

**EXCELLENT ACCESS
TO BRICK BULT
GARAGE**

5.76 x 2.64

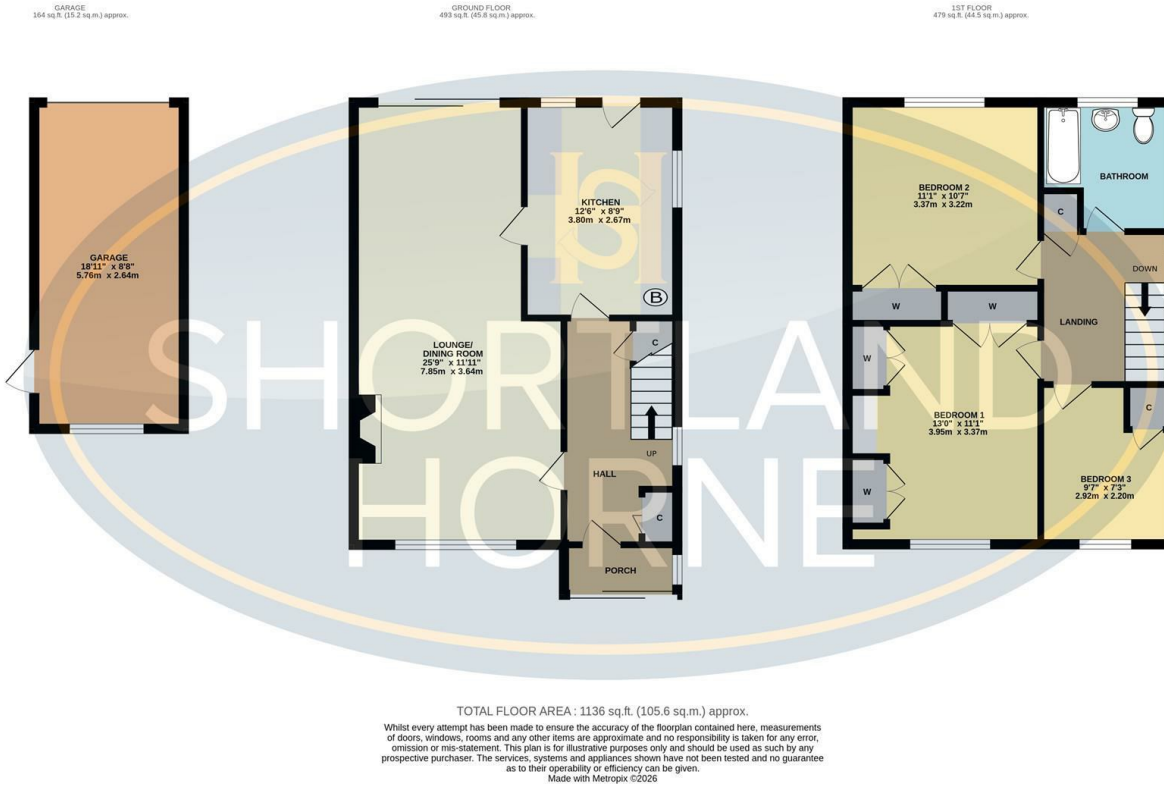
**OPEN PLAN
FOREGARDEN &
PRIVATE PATIO
TERRACE REAR**

**OPEN ASPECT TO
FRONT ACROSS RIVER
SOWE & GOLF COUR**

**VIEWING HIGHLY
RECOMMENDED**

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Floor Plan



Total area: 1136.00 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 Home.

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

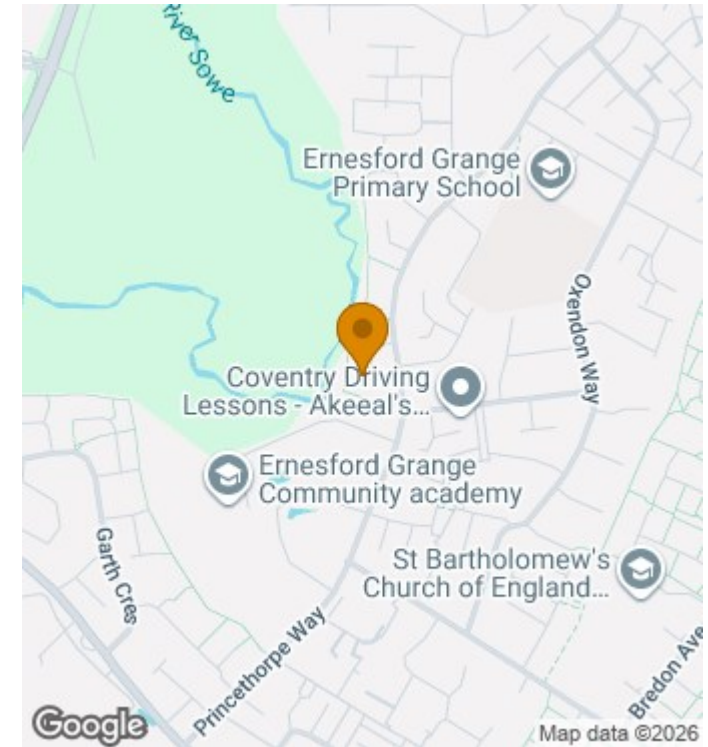
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

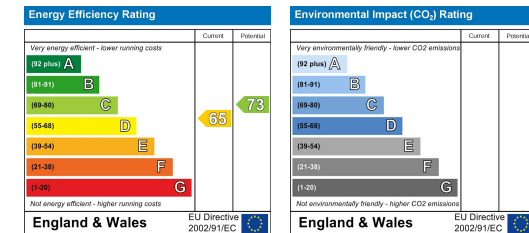
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home'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 Home 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.

Location Map



EPC



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