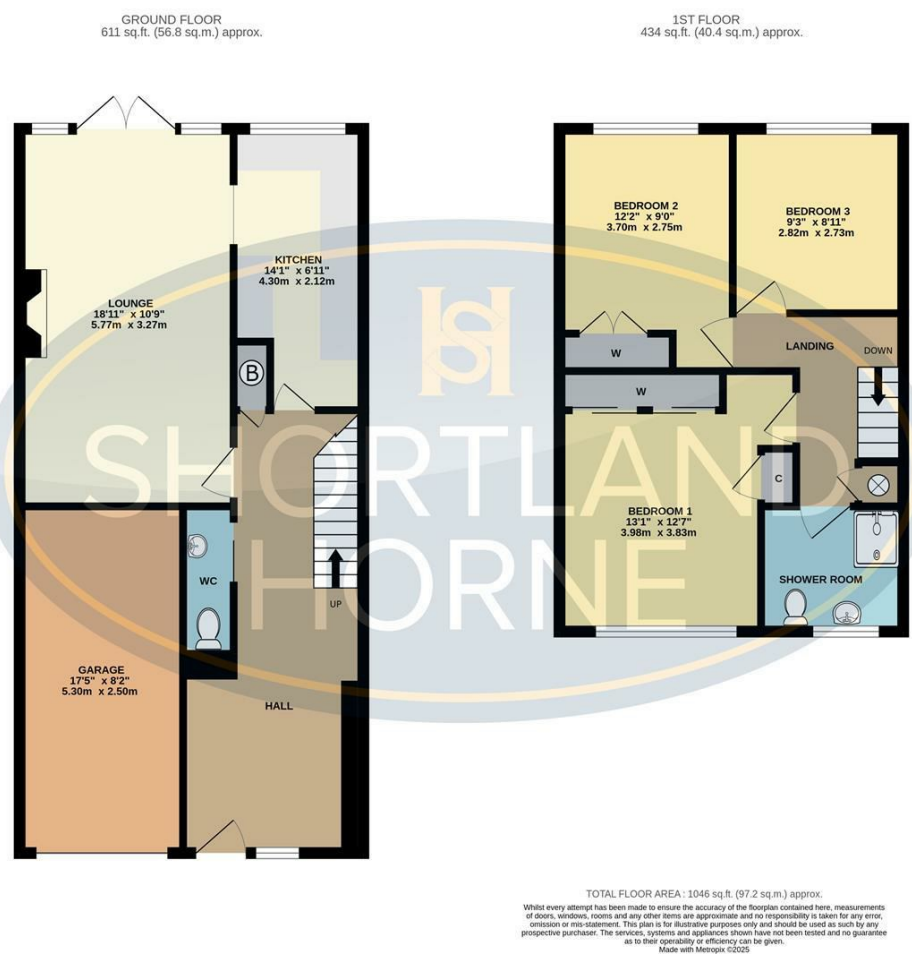
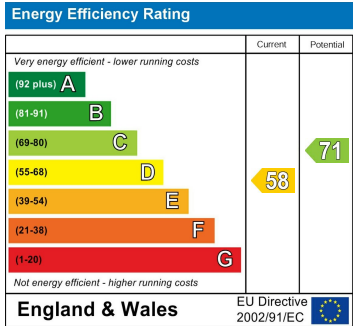


Floor Plan



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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Walton Close
Binley CV3 2LJ



£230,000

Bedrooms 3
Bathrooms 1

From the moment you arrive on Walton Close, you get that unmistakable feeling of calm that makes you slow down just a little. The street is friendly, peaceful and wonderfully easy to settle into, with everything you need sitting just a short stroll or drive away. This three bedroom home sits right at the heart of it, offering a bright, modern living space that feels instantly comfortable and full of possibility.

Binley remains one of Coventry's most convenient and well connected locations. The Warwickshire Shopping Park is close enough for effortless weekend errands, while local shops and takeaways sit just around the corner. Families appreciate the choice of nearby schools including Clifford Bridge Academy, Binley Woods Primary and Ernesford Grange Academy. Commuters benefit from direct access to the A46, allowing smooth journeys toward Rugby, Warwick, Leamington and the wider motorway network. Everything about the location works beautifully for everyday living.

The home itself is offered with no onward chain and carries a gentle sense of care that is clear as soon as you walk in. The front extension creates an inviting entrance area that immediately lifts the atmosphere. Crisp white walls bounce the natural light around and the skylight above sends soft daylight spilling into the room. It is a lovely space that works effortlessly as a dining area, a study or even a peaceful morning coffee spot.

The ground floor flows with an easy, gentle rhythm. Step through into the lounge and you are welcomed by an inviting sense of calm. A side window draws in the afternoon sun, while the French doors frame a view of the rear garden that feels wonderfully serene. This is the room where evenings unwind, where you curl up with a film, or where Sunday mornings drift by with the newspaper and a quiet moment of stillness. Open the doors and the garden becomes part of the living space, creating a breezy transition between indoors and outdoors.

The kitchen is light, practical and perfectly suited to busy routines. Shaker style cabinets line the walls, offering generous storage, and the built in oven and hob sit ready for the midweek meals and slow Sunday roasts. The tiled floor adds a subtle coolness underfoot and the small breakfast bar provides the ideal place to grab a morning coffee before the day begins.

Head back through the hallway, take a quick glance into the ground floor WC, and then climb the stairs to discover three surprisingly spacious bedrooms. The main bedroom feels bright, open and comforting, helped by the fitted wardrobe that keeps the room neat and calming. The second bedroom enjoys a peaceful view over the garden and also benefits from fitted wardrobes, making it a versatile and restful space. The third bedroom is larger than expected and works beautifully as a guest room, a dressing room or an ideal study for anyone working from home. The showeroom requires refurbishment, giving you the chance to create something fresh and tailored to your taste.

Outside, the garden is a welcome retreat from the pace of everyday life. A broad patio greets you first, perfect for summer dining, relaxed afternoons or evenings with friends. Beyond this, the lawn stretches out and offers a safe, open area for play or pottering. Mature trees and shrubs frame the space, adding charm, texture and valuable privacy.



GROUND FLOOR		Bedroom 2	12'2 x 9'
Hall		Bedroom 3	9'3 x 8'11
Lounge	18'11 x 10'9	Showeroom	
Kitchen	14'1 x 6'11	OUTSIDE	
WC		Integral Garage	17'5 x 8'2
FIRST FLOOR		Rear Garden	
Landing		Driveway	
Bedroom 1	13'1 x 12'7		