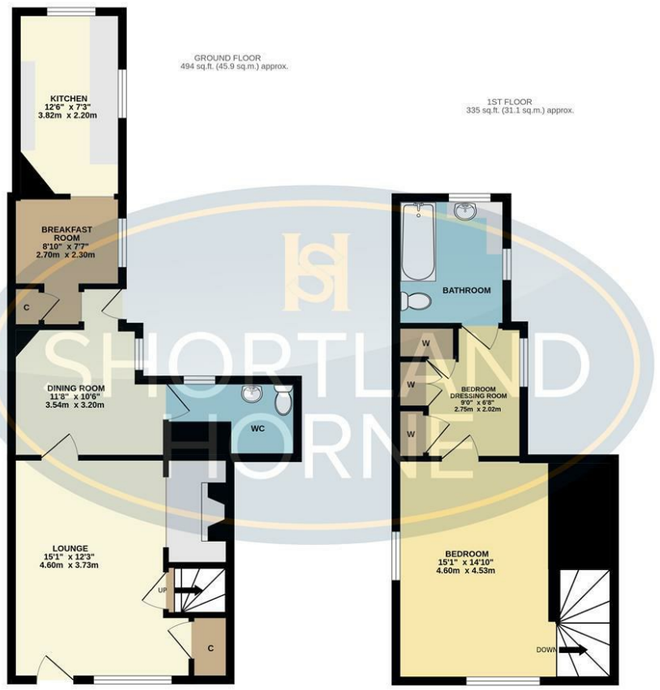
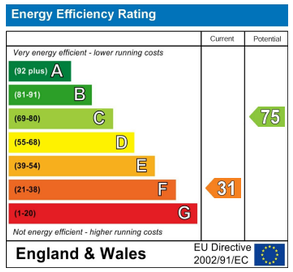
Floor Plan



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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 as to their operability or efficiency can be given.
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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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Binley Road

CV3 1FQ











£195,000 Asking Price

Bedrooms 1
Bathrooms 1

On the historic stretch of Binley Road, where the character of old Coventry quietly lingers among mature trees and established homes, this enchanting seventeenth century end terraced cottage offers a rare opportunity to own a piece of the city's living history. One of just four original weavers' cottages, the property is documented as a building of historic interest to the city and sits proudly within the sought after Stoke Green Conservation Area. With its centuries old story woven into the very beams of the house, this delightful one bedroom cottage blends historic charm with the warmth and intimacy of traditional cottage living.

From the moment you arrive, the sense of heritage is unmistakable. The cottage has a quiet, timeless presence, its age and character evident before you even step inside. As you enter, the lounge welcomes you with a comforting atmosphere that immediately feels like home. Original timber beams stretch across the ceiling, each one rich with patina and history, telling a silent story of generations past. At the heart of the room, a brick fireplace with a gas fire creates a natural focal point, inviting you to imagine cosy evenings spent relaxing as the soft glow of the fire reflects against the textured brickwork and aged timber above. The room feels intimate yet characterful, the sort of space where the charm of cottage living truly reveals itself.

Beyond the lounge, the home continues to unfold with a dining room that provides a warm and comfortable setting for everyday meals or quiet evenings entertaining guests. The proportions are generous for a cottage of this era, offering flexibility for dining furniture while maintaining the cosy ambience that defines the property. Nearby, a convenient ground floor W C provides additional practicality along with useful storage space, ensuring the home balances historic charm with everyday functionality.

The breakfast room offers a bright and welcoming spot to begin the day. With practical vinyl flooring and a relaxed feel, it creates a natural link between the living spaces and the kitchen beyond. The kitchen itself is finished in neutral tones, providing a light and functional space where the simplicity of the design complements the cottage character rather than competing with it. It is easy to imagine preparing meals here while looking out towards the garden, with the calm rhythm of cottage life quietly unfolding around you.

Upstairs, carpeted stairs lead to a peaceful first floor landing where the sense of age and authenticity continues. The main bedroom is a spacious and inviting retreat, enhanced by the charm of a pitched roof that adds character and architectural interest. There is ample space for a double bed and additional furniture, creating a restful environment that feels both private and comfortable. Adjacent to the bedroom, a separate dressing room fitted with wardrobes provides valuable storage and adds a sense of luxury rarely found in cottages of this style and age. The bathroom is bright and well arranged, featuring a white three piece suite with bath, vanity unit and partial tiling, offering a fresh and practical space to unwind at the end of the day.

Outside, the property reveals one of its most delightful surprises. The garden is large, established and filled with the charm of a traditional cottage garden. Enclosed and paved for ease of maintenance, it offers a peaceful outdoor haven where pots of flowers, climbing plants and comfortable seating could transform the space into a tranquil retreat. Whether enjoying a quiet morning coffee, tending to plants in the afternoon sun, or sharing a relaxed summer evening with friends, the garden offers a sense of calm that feels wonderfully removed from the bustle of modern life.

Positioned along Binley Road, the cottage enjoys convenient access to a wide range of amenities while retaining the peaceful character of its conservation area setting. Local shops, cafés and everyday conveniences are within easy reach, while nearby transport links provide straightforward access to the city centre of Coventry. The location also connects easily to the A444 and M6 motorway, making travel across the region simple and convenient.

Offered to the market with no onward chain, this unique seventeenth century cottage represents a rare chance to own a home where history, charm and character combine to create something truly special. Perfect for those who appreciate period homes, first time buyers seeking something distinctive, or anyone drawn to the romance of traditional cottage living, this remarkable property offers not just a home but a story waiting to be continued.





GROUND FLOOR	
Lounge	15'1 x 12'3
Dining room	11'8 x 10'8
W/C	
Kitchen/Breakfast room	8'10 x 7'7
Kitchen	12'6 x 7'3
FIRST FLOOR	
Bedroom	15'1 x 14'10
Dressing room	9'9 x 6'8
Bathroom	
OUTSIDE	
Rear garden	