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Bredon Avenue
Binley CV3 2FD

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Situated in the popular Binley area of Coventry, this well-presented end of terrace home offers an excellent opportunity for first-time buyers, young families or investors seeking a property in a convenient and well-connected location.

The accommodation begins with an entrance hallway leading through to a bright and welcoming living room, providing an ideal space to relax or entertain. To the rear of the property is a well-proportioned kitchen, offering ample worktop and cupboard space with room for everyday dining, while also providing direct access to the rear garden.

The first floor comprises two generously sized bedrooms, both offering comfortable accommodation with space for freestanding furniture. These are served by a modern family bathroom fitted with a three-piece suite.

As an end of terrace property, the home enjoys additional privacy and the potential for a larger plot than many neighbouring homes. The enclosed rear garden provides a fantastic outdoor space for relaxing, entertaining or family life, while the property's practical layout makes it ready to move straight into, with scope for buyers to

Bredon Avenue enjoys a convenient position within the popular Binley area of Coventry, offering an excellent balance of residential living and everyday convenience. The location is particularly well suited to families, professionals and commuters, with a wide range of local amenities all within easy reach.

The area is well served by highly regarded schools, including St Bartholomew's Church of England Academy on Bredon Avenue itself and Ernesford Grange Primary School and Ernesford Grange Community Academy nearby, making it an attractive choice for families with children.

Residents benefit from excellent shopping facilities, with Lidl, Morrisons and the popular Warwickshire Shopping Park all close by, providing a wide selection of supermarkets, retail stores, cafés and restaurants. Everyday essentials are also catered for by a variety of local convenience stores, takeaways and healthcare facilities, including Bredon Avenue Surgery.

For leisure and recreation, the area offers numerous green spaces, sports clubs and walking routes. Coventry Saracens Rugby Club is situated on Bredon Avenue, while nearby parks and recreational facilities provide excellent opportunities for outdoor activities and family enjoyment.

Commuters are particularly well catered for, with quick access to the A46, A45 and M6 motorway network, providing straightforward links to Warwick, Leamington Spa, Rugby, Birmingham and beyond. Coventry city centre and Coventry Railway Station

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Dimensions

GROUND FLOOR

Entrance Hallway
1.09m x 1.02m

Living Room
3.99m x 2.90m

Kitchen
2.69m x 3.94m

FIRST FLOOR

Bedroom One
3.10m x 3.38m

Bedroom Two
3.76m x 1.98m

Bathroom
1.68m x 1.88m



Floor Plan



Total area: 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 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.

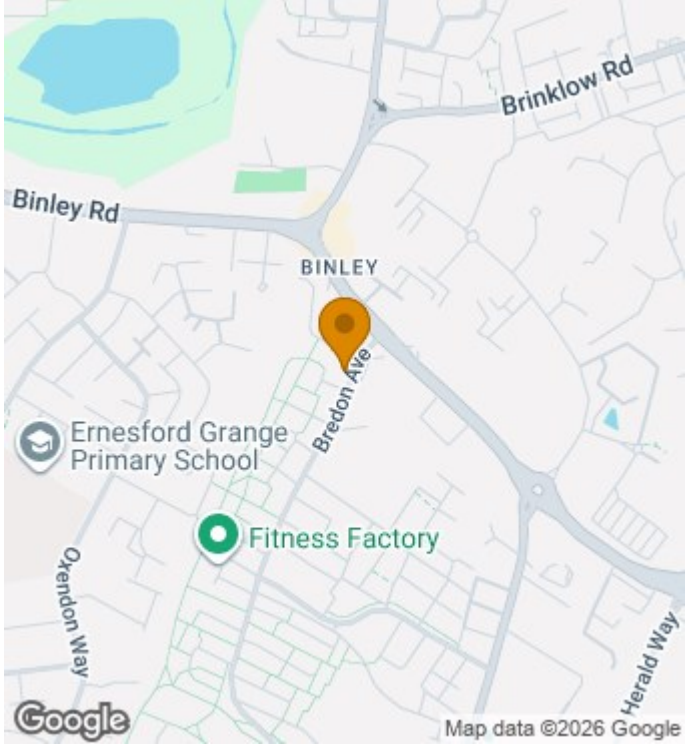
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

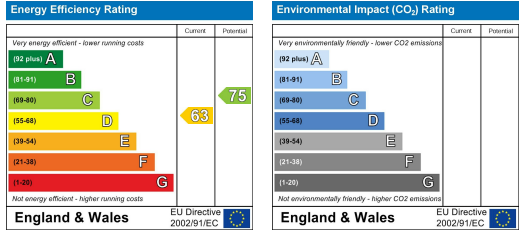
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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