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Banner Lane  
Tile Hill CV4 9GH



# Banner Lane

## CV4 9GH

\* WELL APPOINTED INDIVIDUALLY DESIGNED 3 BEDROOM DETACHED BUNGALOW \* IMMACULATEDLY PRESENTED WITH VIEWING HIGHLY RECOMMENDED \* REFITTED KITCHEN WITH DINING AREA OVERLOOKING LOWER LEVEL SNUG/STUDY \* PRINCIPLE BEDROOM WITH ENSUITE \* DIRECT ACCESS AMPLE CAR PARKING TO LARGER THAN AVERAGE GARAGE

Nestled along Banner Lane, set back with privet hedged service road and open views beyond, this individually designed and deceptively 1256 square foot three-bedroom bungalow offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by an L shaped entrance hall through to a spacious light sand airy open plan lounge. The beautifully refitted kitchen incorporates integrated units that features a delightful dining area, ideal for family meals and entertaining guests. This space overlooks a cosy low-level snug or study, providing a versatile area for relaxation or work. leading out to the private rear garden.

The property boasts three well-proportioned bedrooms, all with built in wardrobes, with the principal bedroom benefiting from an ensuite shower room, ensuring privacy and convenience. Each room is designed to maximise space and enjoys a wealth of natural light, creating a warm and inviting atmosphere throughout the home.

For those with vehicles, the property offers direct access to ample parking, including a brick-built garage with electrically operated up and over door.

This home is not only a wonderful place to live but also a fantastic opportunity for families or professionals seeking a peaceful yet accessible location within a few minutes drive of Tile Hill Village train station to commute to London & Birmingham. Viewing is highly recommended to fully appreciate the unique features and quality this property has to offer. Don't miss the chance to make this lovely house your new home.



selling quality  
property since 1995









## Dimensions

L SHAPED  
ENTRANCE HALL

BEDROOM THREE  
WITH BUILT IN  
WARDROBES

SPACIOUS OPEN PLAN  
LOUNGE

3.96 x 3.35

4.57 x 3.99

FULLY TILED  
BATHROOM WITH  
SHOWER

REFITTED KITCHEN  
WITH INTEGRATED  
APPLIANCES

DIRECT ACCESS FOR  
MULTIPLE VEHICLES

4.29 x 3.18

DINING AREA

LARGER THAN  
AVERAGE BRICK  
GARAGE

3.99 x 2.13

SNUG/ STUDY

4.69 x 3.78

4.57 x 1.70

BEDROOM ONE WITH  
BUILT IN MIRRORED  
WARDROBES

FRONT & PRIVATE  
REAR GARDEN

3.76 x 3.51

VIEWING HIGHLY  
RECOMMENDED

ENSUITE SHOWER  
ROOM

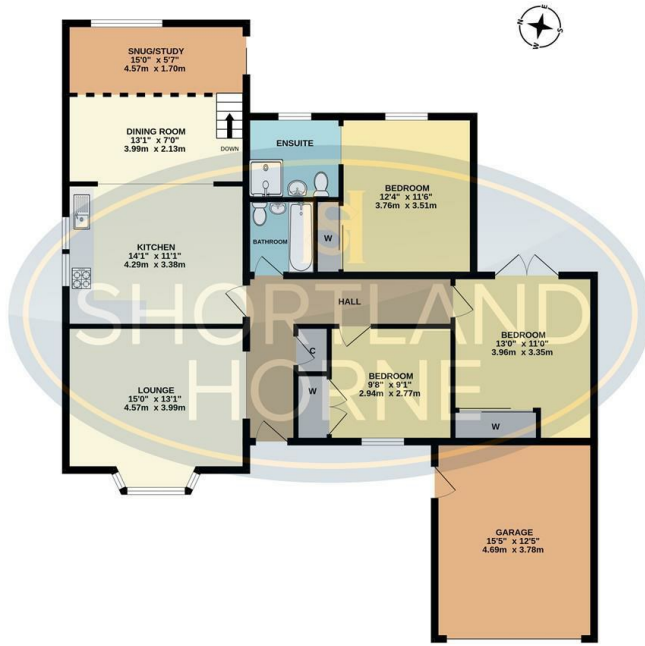
BEDROOM TWO  
WITH BUILT IN  
WARDROBES

2.94 x 2.77



# Floor Plan

GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA - 1256 sq.ft. (116.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan (2024)

Total area: sq ft

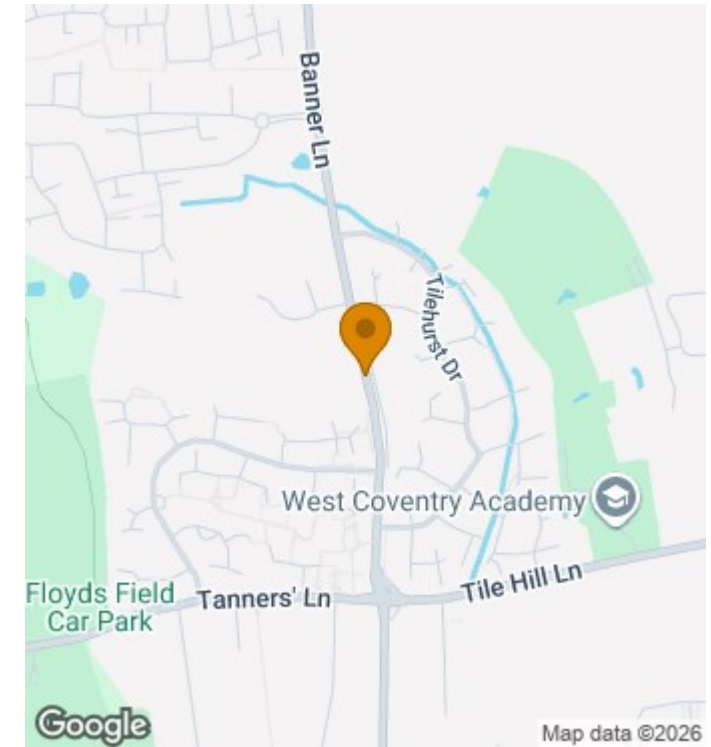
### Disclaimer

**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 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Current Energy Efficiency Rating: 57  
Potential Energy Efficiency Rating: 78

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