

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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George Marston Road

Binley CV3 2HH



£290,000 Offers Over | Bedrooms 3 Bathrooms 1

Positioned on the well regarded George Marston Road in the ever popular Binley area, this beautifully presented three bedroom end terraced home offers an exceptional balance of space, light and modern living. From the moment you arrive, there is a sense of openness and care, with the slate filled front garden providing a clean and low maintenance approach that hints at the thoughtful presentation found throughout the home.

Stepping inside, the spacious and bright hallway immediately welcomes you in, with wooden flooring flowing underfoot and setting a warm, natural tone. There is a lightness to the space that draws you forward, guiding you effortlessly into the main living areas. The lounge is both generous and inviting, a room designed for comfort and relaxation. Wooden flooring continues here, complemented by the focal point of a log burner that brings a cosy, ambient warmth during cooler evenings. It is a space that feels equally suited to quiet nights in or gathering with friends, where the soft glow of the fire creates an atmosphere that is both intimate and comforting.

Moving through the home, the kitchen reveals itself as a bright and functional space, thoughtfully designed for everyday living. Crisp white units reflect the natural light, while a tiled splashback adds both texture and practicality. A breakfast bar offers a casual place to sit and enjoy a morning coffee or a quick meal, making the kitchen feel sociable as well as efficient. One of the standout features of this space is the series of windows stretching across the rear, allowing light to flood in while offering a gentle connection to the outdoors. The result is a kitchen that feels airy, uplifting and perfectly suited to modern life.

To the rear of the property, the dining or sitting room provides a further versatile living space, bathed in natural light and overlooking the garden beyond. With wooden flooring and a bright outlook, this room offers flexibility to suit a variety of lifestyles, whether used as a formal dining area, a second lounge or a relaxed family space. The seamless connection to the garden enhances the sense of openness, making it a wonderful place to unwind or entertain.

Upstairs, the home continues to impress with three well proportioned bedrooms, all recently refreshed to create a clean and inviting feel. Freshly painted walls and updated finishes give each room a sense of calm and readiness for its next chapter. The principal bedroom is spacious and comfortable, easily accommodating a double bed and wardrobes, while the second bedroom mirrors this generous layout, offering another well sized double room. The third bedroom is particularly notable, with its wooden flooring and ample proportions allowing it to comfortably fit a double bed, making it far more versatile than a typical third bedroom.

The bathroom is finished with a modern white three piece suite, featuring a walk in shower and tiled surfaces that create a sleek and practical space for daily routines.

Outside, the enclosed rear garden offers a private and low maintenance retreat. Paved for ease of upkeep, it provides the perfect setting for outdoor seating, al fresco dining or simply enjoying a quiet moment in the fresh air. Beyond the garden, a real practical advantage reveals itself, with convenient rear access leading directly to a garage and off road parking. This thoughtful arrangement allows for secure parking and easy access, whether arriving home with shopping, storing bicycles, or simply enjoying the added peace of mind that comes with having your own dedicated space away from the road.

The location further enhances the appeal of this home. Binley remains a highly convenient area of Coventry, offering easy access to a wide range of local amenities including shops, supermarkets and leisure facilities. Families will benefit from nearby schools such as Ernesford Grange Primary School and Ernesford Grange Community Academy, both within easy reach. For commuters, the property is ideally positioned with excellent transport links, providing quick access to the A444 road and the M6 motorway, making travel across the Midlands straightforward and convenient.



GROUND FLOOR		Bedroom 2	10'8 x 11'4
Hallway		Bedroom 3	8'4 x 7'9
Living room	14'5 x 12'6	Bathroom	
Kitchen	16'11 x 10'2	OUTSIDE	
Dining room	13'11 x 9'4	Front garden	
FIRST FLOOR		Rear garden	
Landing		Garage	12'8 x 16'2
Bedroom 1	11'3 x 11'11		