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Rugby Road
Binley Woods CV3 2BA

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Nestled in the desirable area of Binley Woods, Warwickshire, this charming detached dormer bungalow on Rugby Road is a true gem waiting to be discovered. The current owners have spared no effort in renovating this property, leaving you with a home that is ready to embrace you with open arms.

As you step inside, you are greeted by two welcoming reception rooms, ideal for hosting gatherings or unwinding after a long day. The four bedrooms offer versatility, whether you have a growing family, need a home office, or desire a cozy guest room. The modern bathroom adds a touch of convenience to your daily routine.

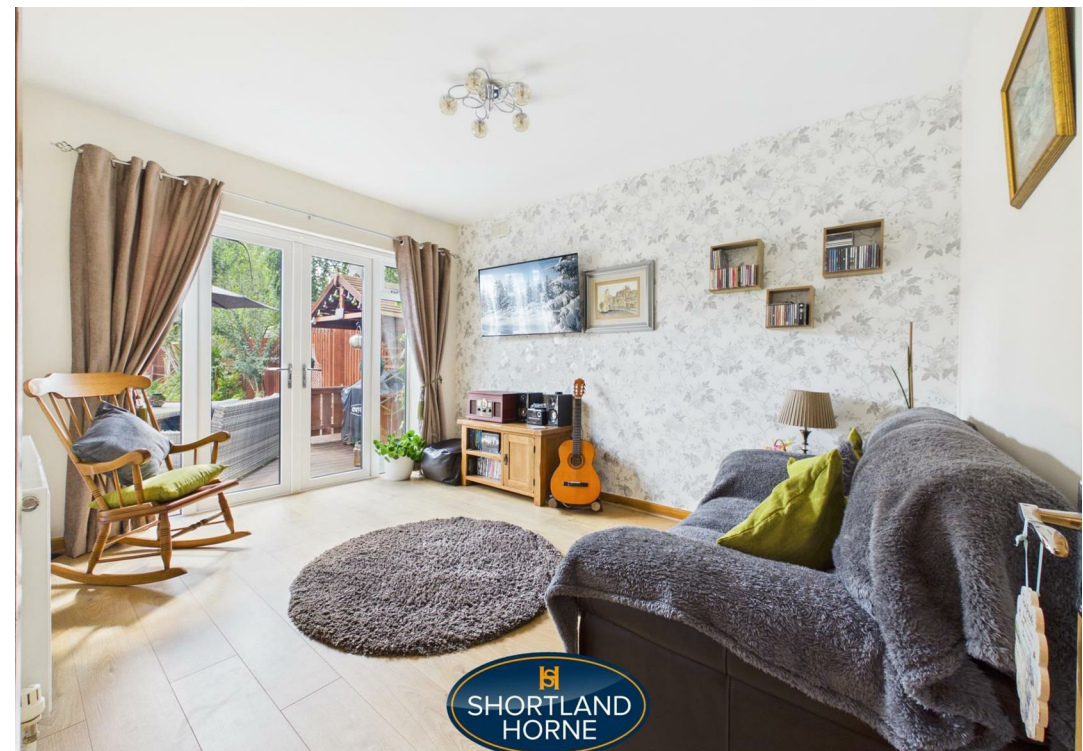
The heart of this home lies in the breakfast kitchen, a space that seamlessly blends style and functionality. Imagine starting your day with a cup of coffee in this inviting kitchen or preparing delicious meals with ease. The conservatory floods with natural light and overlooks the beautiful garden, there is a useful utility room and a study.

Beyond the walls of this lovely abode, a generous plot awaits, providing ample outdoor space for gardening enthusiasts, al fresco dining lovers, or those seeking a tranquil spot to bask in the sun. The tasteful decor throughout the house creates a warm and inviting ambiance, making it a place where memories are made and cherished.

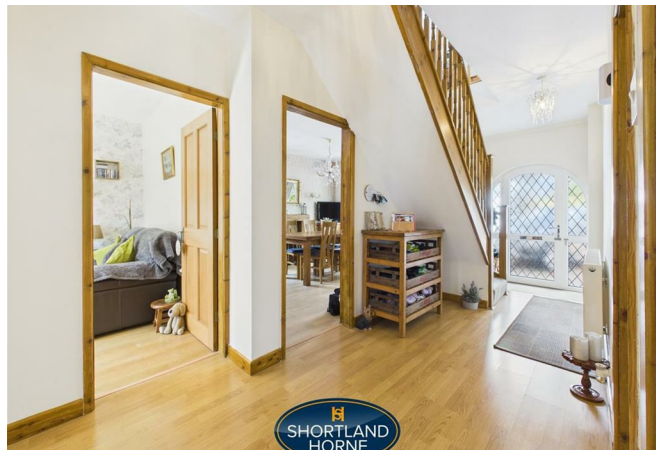
Don't let this opportunity slip through your fingers. Embrace the chance to call this property in Binley Woods your new home. With its prime location and spacious interior, this house is not just a dwelling but a place where you can truly live life to the fullest.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hall

Lounge

5.64m x 3.66m

Dining Room

5.38m x 3.35m

Bedroom Four

3.91m x 3.02m

Bathroom

2.36m x 2.08m

Utility Room

3.45m x 2.39m

Conservatory

4.24m x 3.81m

Cloakroom

Study

2.03m x 2.39m

Bathroom

Bedroom Three

3.86m x 3.76m

OUTSIDE

Garage

FIRST FLOOR

Bedroom One

7.59m x 3.43m

Bedroom Two

3.86m x 3.76m

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

