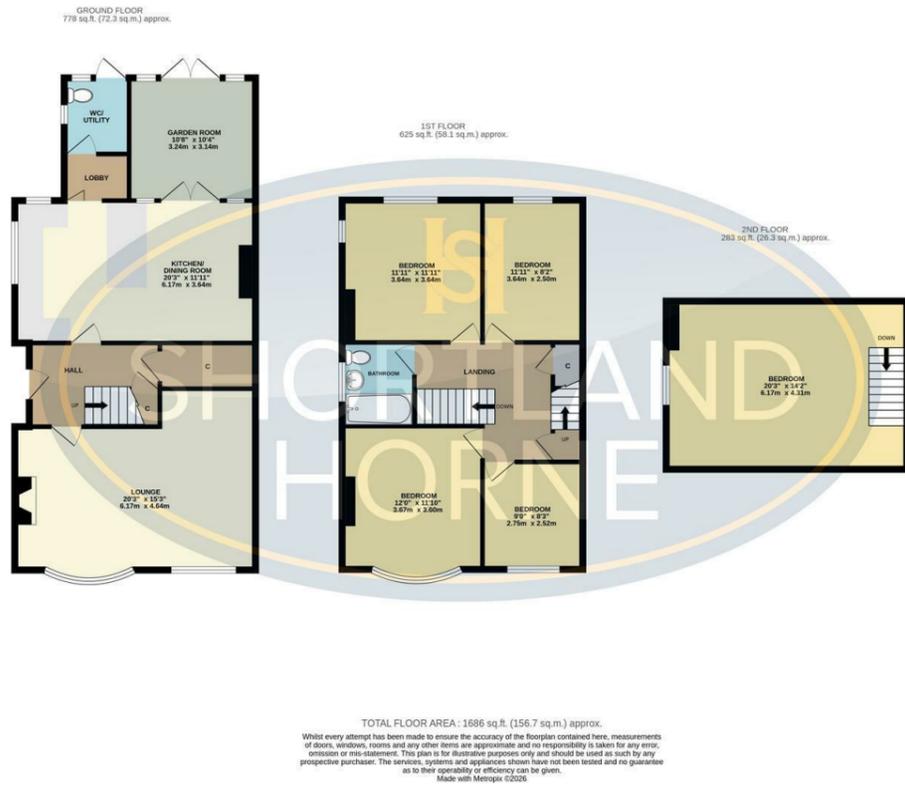


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.

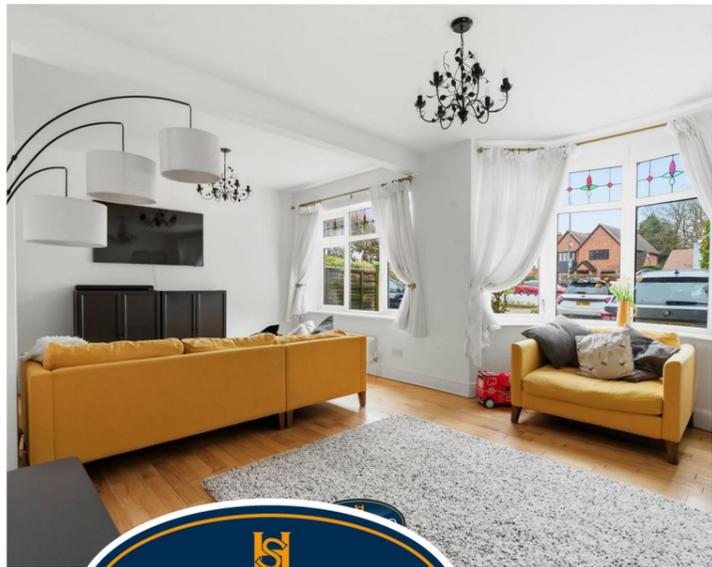
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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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Rugby Road
Binley Woods CV3 2AY



£425,000 Guide Price

Bedrooms 5 Bathrooms 1

On the leafy stretch of Rugby Road in the heart of Binley Woods, this handsome five bedroom semi detached home waits with a quiet confidence, set back from the road as though it knows it is something special. A generous driveway sweeps you in, offering space for family cars and visiting friends, and the established frontage gives a nod to the character and age of the house. This is not a boxy new build. This is a home with stories in its walls and sunlight that seems to linger a little longer in every room.

Step inside and the welcome is immediate. The hallway, dressed in beautiful Minton tiled flooring, feels like the opening line of a good novel. Light spills in, bouncing off the walls and guiding you towards the heart of the home. There is a sense of proportion here that is rare. Wide hallways, a generous landing, rooms that breathe. Storage is plentiful and thoughtfully tucked away, because real life needs space for shoes, coats and the occasional clutter.

The lounge is a room designed for lingering. A graceful bay window draws in the daylight and frames the world outside like a living painting. Solid wood flooring adds warmth underfoot, and the traditional fireplace, complete with a log burner, promises cosy evenings as flames flicker and conversations stretch long into the night. Built in oak cupboards and shelving bring both charm and practicality, making this a space that feels curated yet entirely comfortable.

The kitchen diner is made for long breakfasts that drift into lazy lunches. A range cooker stands proudly ready for culinary experiments, while the breakfast bar invites casual chats over coffee. French doors open into the conservatory, where garden views steal the show. In summer, throw open the doors and let the inside mingle with the outside. In winter, enjoy the garden from the comfort of warmth and light. A separate utility and cloakroom keep the practicalities neatly out of sight, yet always within reach.

Upstairs, the bedrooms continue the theme of light and personality. Traditional fireplaces and picture rails whisper of the home's heritage, while generous windows frame leafy views from every angle. Upstairs, the sense of space and character continues. The principal bedroom on the first floor is a true retreat, crowned by a beautiful bay window that fills the room with soft, shifting light from morning to dusk. A cast iron fireplace adds romance and personality, hinting at the home's heritage and offering a stunning focal point. It is a room that invites slow mornings and unhurried evenings. Additional bedrooms are equally well proportioned, some featuring traditional fireplaces and picture rails that nod to the property's age and charm. The re-fitted bathroom blends contemporary comfort with everyday ease. A stylish P shaped bath with shower over curves gracefully into the space, inviting long soaks at the end of the day. A vanity unit houses the sink, keeping surfaces sleek and storage tucked away.

The top floor bedroom feels like a secret retreat, tucked away with built in storage and its own sense of privacy, perfect as a principal suite, guest haven or teenage hideout.

Outside, the garden unfolds as a private escape. A patio for summer suppers, a lawn for play or quiet afternoon reading, and mature shrubbery that wraps the space in greenery and calm. It feels established, loved, and ready for the next chapter.

Life on Rugby Road means more than just a beautiful home. The village atmosphere of Binley Woods brings friendly neighbours, local shops for the daily essentials, and well regarded schools nearby. Excellent road links connect you effortlessly to Coventry, Rugby and the wider motorway network, making commuting refreshingly straightforward while still returning home to peace and greenery at the end of the day.

This is a home that balances character with comfort, village charm with modern convenience. It does not just offer space. It offers a lifestyle. And it is quietly asking who will be lucky enough to call it theirs next.



GROUND FLOOR

Entrance Hall	
Kitchen/Dining Room	20'3 x 11'11
Conservatory/Garden Room	10'8 x 10'4
WC/Utility	
Lounge	20'3 x 15'3
Bedroom One	
Bedroom Two	

Bedroom Three
Bedroom Four
Bathroom
Bedroom Five
OUTSIDE
Rear Garden
Driveway