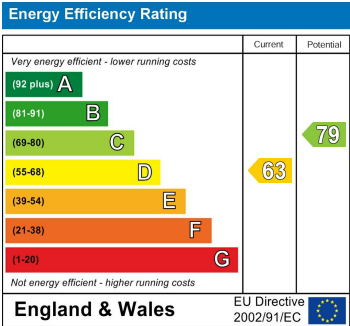


Floor Plan



EPC



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.

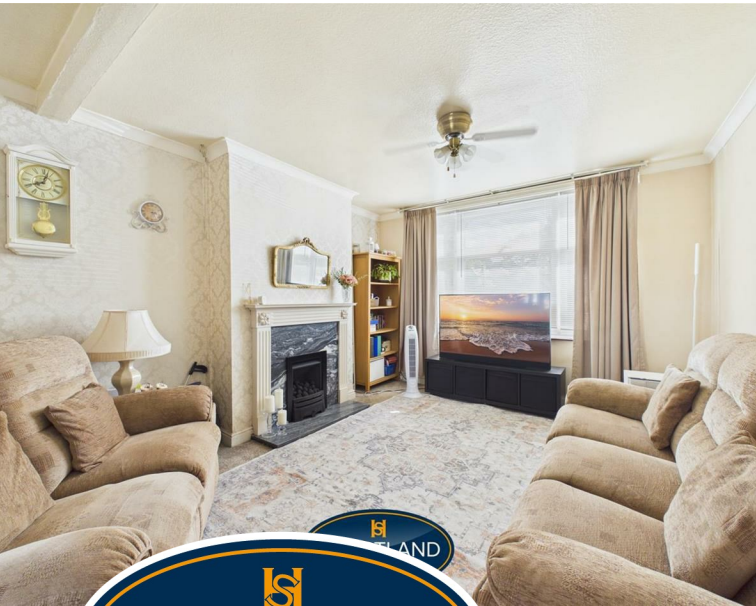
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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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306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

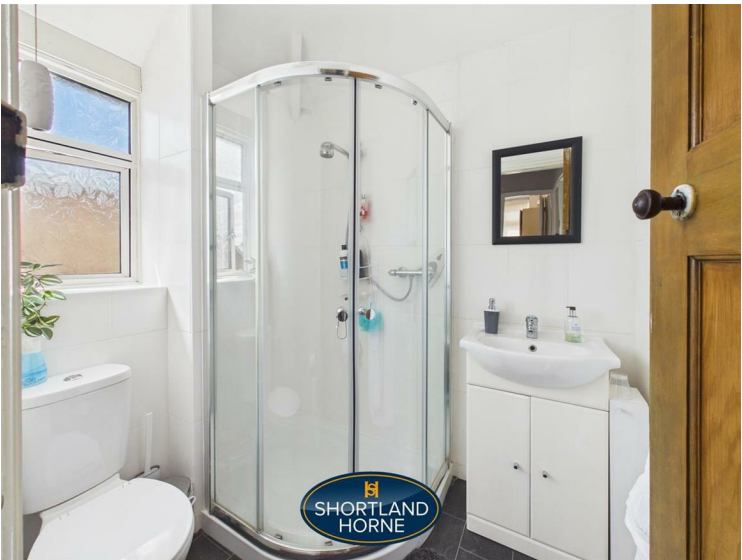
call: 02476 442 288
email: sales@shortland-horne.co.uk
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Rugby Road
Binley Woods CV3 2AY



£375,000

Bedrooms 3
Bathrooms 1

Tucked behind a generous frontage in the ever popular village of Binley Woods, this extended three bedroom semi detached home is the kind of property that quietly grows on you from the very first visit. Set back from Rugby Road behind a sizeable front garden and a driveway with parking for several vehicles, it immediately offers a sense of space, privacy and practicality that is becoming increasingly difficult to find. Whether you are taking your first step onto the property ladder, searching for somewhere your young family can grow into, or simply looking for a home with fantastic potential in a sought after location, this is a property that invites you to imagine your next chapter from the moment you arrive.

Step inside and you are welcomed by a bright entrance hall where natural light creates an inviting first impression. The layout is refreshingly straightforward, with each room flowing naturally into the next, making everyday living feel effortless. The lounge is a wonderfully comfortable retreat, complete with a feature gas fireplace that creates the perfect focal point for cosy evenings, while neutral décor provides the ideal canvas for adding your own style and personality. The adjoining dining room enjoys the charm of a bay window that draws daylight deep into the space, making it equally suited to relaxed family meals, lively dinner parties or simply enjoying a quiet morning coffee as the world wakes outside.

The galley style kitchen has been thoughtfully arranged with attractive oak shaker style units running along both sides, offering plenty of storage and workspace for everything from busy weekday breakfasts to Sunday baking sessions. Just beyond, a covered utility area and separate outside WC provide valuable additional practicality, keeping household chores tucked neatly away from the main living accommodation. Internal access into the garage adds another layer of convenience, particularly on those rainy afternoons.

Upstairs, the home continues to impress with bright, well proportioned bedrooms that enjoy an abundance of natural light throughout the day. The principal bedroom comfortably accommodates a double bed and benefits from fitted wardrobes either side of the chimney breast, creating a stylish and functional space without compromising on floor area. The second bedroom is another generous double, perfect for children, guests or even a luxurious home office, while the third bedroom offers flexibility as a nursery, study or single bedroom depending on your changing needs. Completing the first floor is a fresh shower room featuring tiled walls, a modern white suite, vanity storage beneath the basin and a shower cubicle, providing a clean and practical space to begin and end each day.

Outside is where this home truly begins to tell its story. The private rear garden stretches invitingly behind the property, offering a wonderful escape from the pace of everyday life. A small patio provides the perfect setting for summer barbecues or evening drinks, while the expansive lawn creates plenty of room for children to play, pets to explore or keen gardeners to add their own personal flourish. At the far end of the garden, a secluded seating area offers a peaceful spot to unwind beneath open skies, with mature trees beyond creating a beautiful natural backdrop that changes with the seasons.

Practical improvements add further appeal and peace of mind, including a recently replaced roof, stylish new front windows that enhance both appearance and energy efficiency, a new garage door and a waterproof resin coating applied to the rendered exterior, helping to protect the property for years to come. These thoughtful upgrades allow the next owners to focus on making the interior their own while benefiting from some of the more significant external works already having been completed.

Adding even more appeal is the recently replaced roof, offering valuable peace of mind for years to come. Positioned within one of the areas most desirable village locations, residents enjoy excellent access to the A46, M6 Junction 2, University Hospital Coventry, Warwickshire Retail Park and a wide range of everyday amenities, making commuting and daily life wonderfully convenient. This is a home with warmth, character and endless possibilities, ready for someone to move in, make memories and gradually shape into something truly their own. Sometimes the best homes are not the ones that shout the loudest, but the ones that quietly whisper, "Welcome home."



GROUND FLOOR		Bedroom 1	12'1 x 10'1
Hallway		Bedroom 2	10'1 x 9'8
Lounge	15'2 x 11'11	Bedroom 3	8' x 6'6
Dining Room	11'11 x 7'	Shower Room	
Kitchen	16'8 x 6'5	OUTSIDE	
Utility	8' x 6'5	Garage	24'3 x 7'11
WC		Rear Garden	
FIRST FLOOR		Front Garden/Driveway	
Landing			