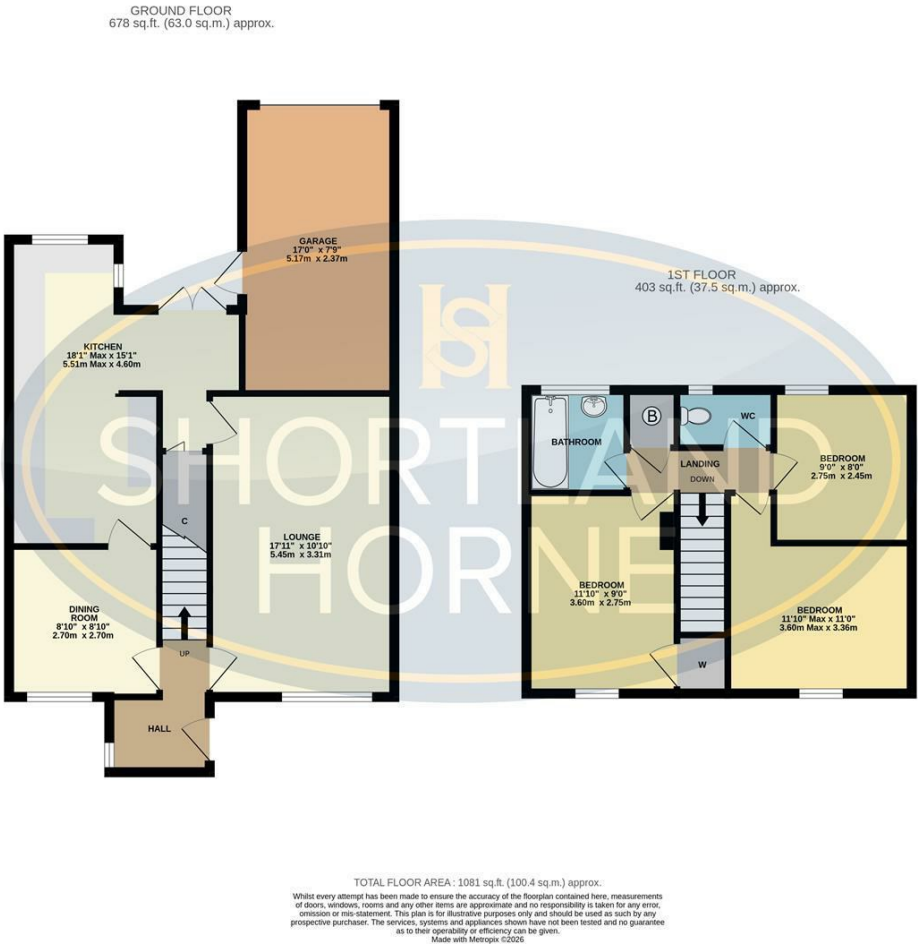
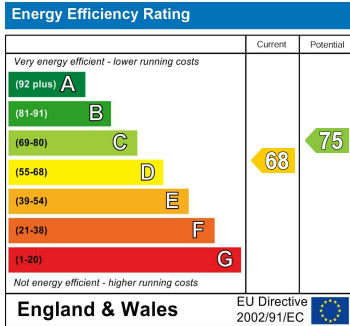


Floor Plan



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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call: 02476 442 288
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visit: shortland-horne.co.uk

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Bakewell Close
Binley CV3 2FN



£200,000

Bedrooms 3
Bathrooms 1

Located on Bakewell Close, Binley, this well presented and extended three bedroom end terrace offers spacious and versatile accommodation, making it an ideal choice for first time buyers, young families and professionals alike. Benefitting from a peaceful position with no road directly in front, the property enjoys a pleasant outlook over a large green area, creating a more open and private feel rarely found with similar homes.

The property is offered for sale with no onward chain and provides bright and airy accommodation throughout, with excellent natural light flowing through the home during the day. Upon entering, the welcoming square entrance hall features a window allowing plenty of light into the space and provides access to the main living areas.

The spacious lounge offers a comfortable and inviting reception space, complete with carpeting, a vertical radiator and a large window overlooking the front of the property. The adjoining dining room has previously been used as a home office, providing flexibility to suit a variety of needs, whether that be a dedicated workspace, dining area or additional family room.

To the rear of the property is the extended kitchen, which provides a fantastic practical space for modern living. Fitted with a range of light coloured shaker style units, the kitchen offers ample storage, worktop space, a built in oven, hob and extractor, along with a useful breakfast bar area. The extension creates additional space and allows more natural light into the room, while French doors open directly onto the rear garden, making it ideal for entertaining or enjoying the warmer months. A separate lobby area provides space for appliances including the tumble dryer and fridge freezer.

Upstairs, the property continues to offer well proportioned accommodation. The carpeted stairs lead to a bright landing area, with all three bedrooms benefiting from fitted carpeting. The main bedroom offers space for a double bed, while the second bedroom is another generous double room. The third bedroom provides a comfortable single room and would work equally well as a nursery, dressing room or home office.

The family bathroom is neatly presented and fully tiled, featuring a bath with shower over, wash hand basin with vanity storage and a modern, practical finish. A separate WC adds further convenience for busy households.

Outside, the rear garden has been designed with low maintenance in mind, featuring a paved area ideal for outdoor seating and relaxation. A side gate provides easy access, while the brick built garage benefits from electricity, an up and over door and rear parking, offering excellent storage or workshop potential.

To the front, the property has a lawned garden and an attractive outlook over the large green area, adding to the sense of space and privacy. The location is particularly convenient, with Warwickshire Retail Park, University Hospital Coventry and a range of local amenities all within easy reach. Excellent road links are available via the A46, providing access to surrounding areas for commuters.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: At the rear of the property in front of garage



GROUND FLOOR			
Hall		Bedroom 2	11'10 x 9'
Lounge	17'11 x 10'10	Bedroom 3	9' x 8'
Dining Room	8'10 x 8'10	WC	
Kitchen	18'1 x 15'1	Bathroom	
FIRST FLOOR		OUTSIDE	
Landing		Garage	17' x 7'9
Bedroom 1	11'10 (max) x 11'	Rear Garden	
		Front Garden	