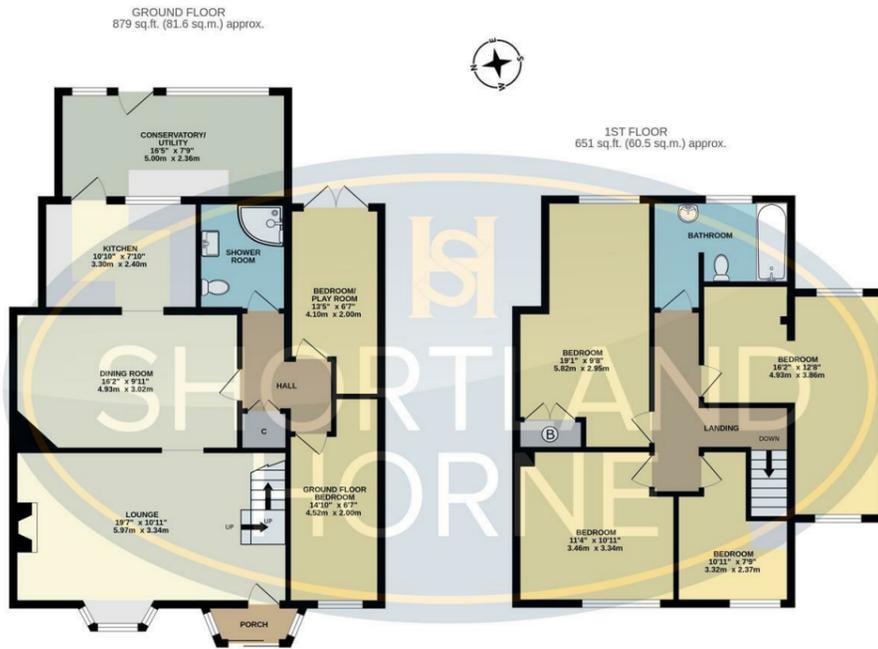


Floor Plan



TOTAL FLOOR AREA: 1530 sq.ft. (142.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(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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call: 02476 442 288
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visit: shortland-horne.co.uk

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Clifford Bridge Road
Binley CV3 2DY



£400,000 Offers Over

Bedrooms 5 Bathrooms 2

Set along the ever-popular Clifford Bridge Road in Binley, this impressively extended five-bedroom semi-detached home offers offers over 1,500 square feet of generous living space, modern upgrades, and a garden sanctuary that feels a world away from the hum of daily life. Ideally placed within walking distance of University Hospital and surrounded by sought-after schools, the location also boasts quick links to the A46, M6, and Warwickshire Retail Park – making it a superb base for families and professionals alike.

As you step through the porch and into the home, a sense of light and flow carries you through. The front lounge is bathed in natural light from its bay window, complemented by sleek laminate flooring and a neutral palette that amplifies the sense of calm. This opens into the dining room – perfect for both everyday meals and weekend entertaining – and beyond that, a kitchen with classic Shaker-style units, a built-in oven, gas hob, and plenty of space for appliances. The kitchen flows seamlessly into a versatile conservatory-utility space that handles the practicalities of family life with ease.

A thoughtfully designed double-storey extension adds even more flexibility to the ground floor, where you'll find a double bedroom, well-sized single bedroom and a brand-new shower room. One of these bedrooms has French doors leading out to the rear garden – a lovely touch that brings the outdoors in.

Upstairs, the home continues to impress with four bedrooms – three comfortable doubles and a single, which is used as a study – all freshened with new plasterwork and flooring. The family bathroom is sleek and simple, featuring a white three-piece suite with a P-shaped bath for those long, relaxing soaks.

The rear garden is where the magic happens. Step out onto a sun-drenched patio and take in a wide, sun kissed lawn – perfect for children, pets, or just unwinding in peace. Lush greenery and mature trees at the boundary provide a sense of privacy and escape, creating an unoverlooked oasis despite the home's well-connected setting.

To the front, there's parking for two cars and smart new rendering that gives the home real kerb appeal. While Clifford Bridge Road is a lively, well-used route, once inside, you'll find a quiet, welcoming retreat designed with family living in mind. With quality improvements throughout – from new bathrooms to landscaped gardens – this is a home that's as practical as it is inviting.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: Looking for a property to buy
 Parking: Driveway
 Council Tax Band: C
 EPC Rating: D
 Approx. Total Area: 1530 Sq. Ft



GROUND FLOOR		FIRST FLOOR	
Lounge	19'7 x 10'11	Bedroom 1	11'4 x 10'1
Dining Room	16'2 x 9'11	Bedroom 2	19'11 x 9'8
Kitchen	10'10 x 7'10	Bedroom 3	16'2 x 12'8
Conservatory/Utility	16'5 x 7'9	Study	10'11 x 7'9
Bedroom 4	14'10 x 6'7	Family Bathroom	
Bedroom 5	13'5 x 6'7	OUTSIDE	
Shower Room		Rear Garden	
		Driveway	