

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.

KITCHEN/DINING ROOM
10'6" x 11'7"
3.23m x 2.93m

LOUNGE
14'0" x 21'8"
3.05m x 2.23m

GARAGE
13'0" x 17'0"
3.96m x 2.44m

FIRST FLOOR
462 sq.ft. (42.6 m²) approx.

BEDROOM
12'11" x 11'0"
3.68m x 3.35m

BEDROOM
12'1" x 12'1"
3.68m x 3.35m

BATHROOM

SHOWER ROOM

LANDING

UP

DOWN

SECOND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

BEDROOM
13'0" x 15'4"
3.96m x 4.69m

SHOWER ROOM

LANDING

UP

DOWN

NORTH ARROW

TOTAL FLOOR AREA: 1456 sq.ft. (135.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		86	86
England & Wales		EU Directive 2002/91/EC	

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.

Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans
are for guidance purposes only and are approximate.

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

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.

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.

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.

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Amelia Crescent

CV3 1NA



£385,000

Bedrooms 4
Bathrooms 3

On the peaceful and welcoming Amelia Crescent in Copeswood, Binley, this four-bedroom detached David Wilson Bayswater home, built in 2014, combines modern practicality with warm, homely charm. A neat front garden and a generous driveway lead to the property, hinting at the ease of family life and the convenience of nearby amenities. The quiet, friendly neighbourhood offers a sense of calm while providing quick access to local shops, well-regarded schools, and reliable transport links, making it ideal for both families and professionals.

Step inside to discover a bright and airy hallway, where under-stairs storage keeps everyday clutter out of sight and the staircase rises elegantly to the upper floors. The lounge is filled with natural light from a large bay window, its soft cream walls and carpet creating a calm, inviting space to unwind, entertain, or enjoy cosy evenings. The heart of the home is the stylish kitchen and dining area, where crisp white shaker-style units are complemented by a five-ring gas hob, integrated oven, fridge freezer, and dishwasher. French doors in the dining area open directly onto the south-facing rear garden, where a sunlit patio gives way to a gently curving lawn that wraps around the detached garage, offering a perfect setting for family gatherings, children's play, or peaceful outdoor moments.

A convenient downstairs WC adds to the practical layout, ensuring daily life runs smoothly. Upstairs, carpeted stairs and landing lead to three generous bedrooms and a family bathroom. Bedroom two is particularly impressive with its own en-suite and built-in wardrobes, while bedrooms three and four offer versatile spaces for children, guests, or a home office. The family bathroom is fully tiled with a modern three-piece suite and shower over the bath, offering a bright and clean retreat.

On the third floor, the master suite is a serene escape, flooded with light from two skylights and a dormer window. It features two built-in wardrobes and a spacious en-suite shower room, providing a private haven at the end of a busy day. Neutral decor throughout allows the next owners to move in with ease and immediately make the home their own.

The property also benefits from eco-friendly solar panels quietly supporting energy efficiency, reflected in its impressive EPC B rating. The detached garage with its up-and-over door provides ample storage or potential for future conversion, while the driveway offers convenient additional parking. With three floors of carefully planned space, abundant natural light, and a peaceful setting, this home combines comfort, practicality, and sustainability with effortless style. With no chain and vacant possession, it is ready for the next chapter, offering a welcoming and cosy sanctuary in one of Binley's most desirable areas.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Driveway & Garage
Garden Direction: South
Council Tax Band: D
EPC Rating: B
Approx. Total Area: 1456 Sq. Ft



GROUND FLOOR			Family Bathroom	
Lounge	14'9 x 10'8		SECOND FLOOR	
Kitchen/Dining Room	18'5 x 12'		Bedroom 1	19' x 11'4
Cloakroom/WC			En-Suite	
FIRST FLOOR			OUTSIDE	
Bedroom 2	12'11 x 10'11		Garage	17'9 x 8'6
En-Suite			Rear Garden	
Bedroom 3	11'11 x 11'		Driveway	
Bedroom 4	12'1 x 7'3			