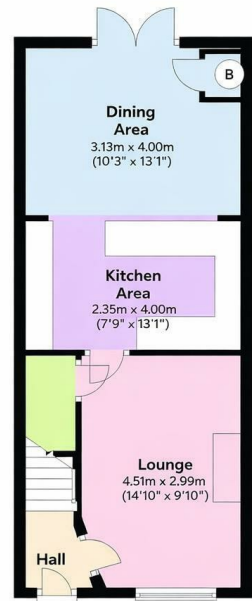
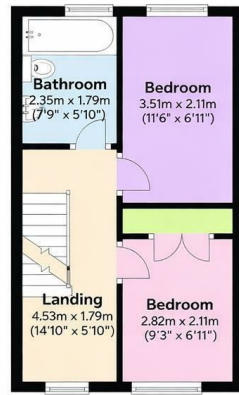


## Floor Plan

**Ground Floor**  
Approx. 41.3 sq. metres (448 sq. feet)



**First Floor**  
Approx. 27.9 sq. metres (300.5 sq. feet)



**Second Floor**  
Approx. 25.1 sq. metres (269.9 sq. feet)



Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(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.

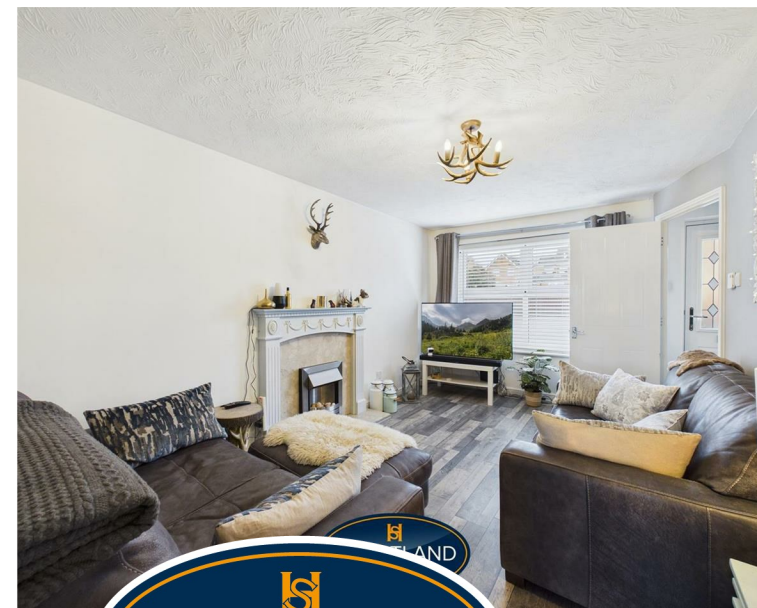
### Appliances

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.



**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
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**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Tideswell Close**  
**Binley CV3 2XX**



**£275,000**

**Bedrooms 3  
Bathrooms 1**

Tucked away at the end of a peaceful cul de sac on Tideswell Close, this beautifully extended three bedroom home feels like the kind of place you stumble across and instantly start picturing your life in. The door opens and you are greeted by a calm, light filled space that just works, with clean lines, neutral tones, and a layout that flows effortlessly from one moment of the day to the next. It is the sort of home that does not try too hard, yet quietly impresses at every turn.

The lounge sets the tone perfectly. Soft light spills in, bouncing off pale walls and modern flooring, creating a space that feels both cosy and open. It is easy to imagine evenings here, the glow of the electric fire adding warmth while you sink into the sofa after a long day. There is a natural rhythm to the space, with handy under stairs storage keeping everything tucked neatly away, before the home gently draws you through into the real heart of it all.

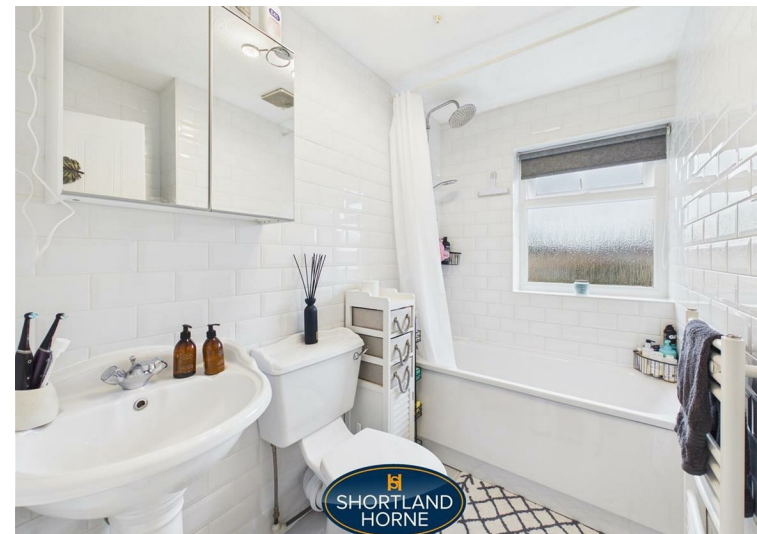
Step into the kitchen and dining area and everything opens up. This is where the home really starts to show off. The extension has transformed the space into something bright, social, and full of life. A large skylight above and French doors ahead flood the room with daylight, giving it that uplifting, airy feel from morning coffee through to late evening dinners. The shaker style kitchen is both stylish and practical, with plenty of storage and workspace, while the open plan layout invites conversation, laughter, and those everyday moments that make a house feel like home. Whether it is hosting friends, helping with homework at the table, or simply enjoying a quiet glass of wine as the sun fades into the garden, this space adapts beautifully to it all.

Upstairs, the sense of calm continues. The first floor offers two well proportioned bedrooms, each light and versatile, ready to become a guest room, nursery, or a peaceful work from home spot. The bathroom is fresh and elegant, with fully tiled surfaces and a rainfall shower that turns everyday routines into something just a little more indulgent.

Then there is the top floor. The loft conversion is a true retreat, a space that feels tucked away from the world below. With two windows and a skylight drawing in the light, it is bright yet private, offering lovely views over the garden. There is room here for a super king bed, wardrobes, and more, making it a sanctuary in every sense, somewhere to unwind, recharge, and escape the pace of the day.

Outside, the garden is low maintenance and perfectly formed, with a patio for summer evenings, a stretch of lawn for little feet or lazy afternoons, and secure fencing all around for peace of mind. To the front, two dedicated parking spaces make everyday life that bit easier.

Set within easy reach of the hospital, Warwickshire Retail Park, Coombe Abbey, and excellent road links including the A46, the location balances convenience with a sense of quiet retreat. It is a home that offers more than just space, it offers a lifestyle. One that feels easy, inviting, and ready to be lived in from the very first day.



**GROUND FLOOR**

- Hall
- Lounge 14'10 x 9'10
- Kitchen 13'1 x 7'9
- Extended Dining Area 13'1 x 10'3
- FIRST FLOOR**
- Landing
- Bedroom Two 11'6 x 6'11

- Bedroom Three 9'3 x 6'11
- Bathroom 7'9 x 5'10
- SECOND FLOOR**
- Bedroom One 17'8 x 9'7
- OUTSIDE**
- Rear Garden
- 2x Private Parking Spaces