

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	66	
(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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Conifer Paddock
Binley CV3 2RE



£220,000

**Bedrooms 2
Bathrooms 1**

Some homes do not try to be flashy. They simply focus on doing the everyday things well. Tucked away in a quiet cul de sac on Connifer Paddock, this well looked after two bedroom end of terrace is exactly that kind of home. Clean, practical and easy to live in, it offers a straightforward layout, bright spaces and the reassuring feeling that everything has been cared for properly over time.

Arriving at the property, the driveway provides convenient off road parking and the end of terrace position gives the home a little extra breathing space. The setting is peaceful and neighbourly, with very little passing traffic, making it a comfortable place to come home to after a busy day.

Step inside and the hallway leads you through to the main living areas. Throughout the property the crisp white walls help reflect natural light, giving each room a bright and airy feel throughout the day. The layout is practical and easy to navigate, designed around everyday living rather than wasted space.

At the front of the house, the kitchen has been updated to provide a modern and functional cooking space. Grey cabinets sit neatly beneath a light worktop while white metro tiled splashbacks add a clean, contemporary finish. Integrated appliances include an oven, hob and washing machine, with space available for a fridge freezer. It is a sensible kitchen layout with everything within easy reach, ideal for both quick weekday meals and relaxed cooking at the weekend.

Moving through to the rear of the property, the lounge stretches across the full width of the home and provides a comfortable living space with room for both sofas and a dining table. Laminate flooring keeps the space practical and easy to maintain, while a large rear window and sliding patio doors allow plenty of natural light to fill the room. The doors open directly out to the garden, making it easy to step outside when the weather allows.

The rear garden is private and a good size for the property. A patio area sits just outside the lounge doors, creating a simple spot for outdoor seating, while the rest of the garden is mainly laid to lawn with shrub borders and secure fencing surrounding the space. It is a manageable garden that offers outdoor space without demanding too much upkeep.

Upstairs, carpeted stairs lead to the landing and continue into both bedrooms. Each room is a comfortable double, which is a real advantage for a property of this size. Both bedrooms overlook the rear garden, creating quiet and relaxing spaces away from the front of the house. The main bedroom easily accommodates a double bed and wardrobe furniture, while the second bedroom remains a genuine double, suitable for guests, children or even a home office if needed.

The shower room has also been updated and presents as clean, modern and practical. Fully tiled walls surround a shower cubicle, complemented by a white sink and wc, along with a chrome heated towel rail and extractor fan to keep the space fresh and functional.

One additional benefit is the integral garage, which provides excellent storage or the potential for conversion in the future should additional living space ever be required.

With no onward chain and a location close to the hospital, Warwickshire Retail Park, the Alan Higgs Leisure Centre, the golf course, Ernesford schools and quick access to the A46, this is a well maintained home that offers straightforward, comfortable living in a convenient setting. It is simply a solid, dependable property that is ready for someone new to move in and make it their own.



GROUND FLOOR

Hallway

Lounge/Diner

Kitchen

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

18'4 x 12'5

9'6 x 7'3

12'5 x 8'6

9'6 x 9'5

Bathroom

OUTSIDE

Rear Garden

Driveway

Garage

6'1 x 5'11

15'4 x 7'9