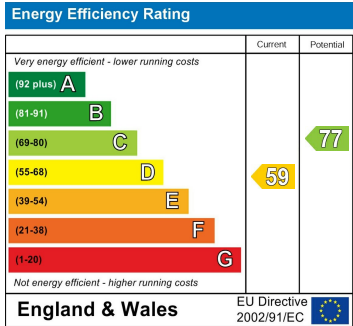


Floor Plan



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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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.

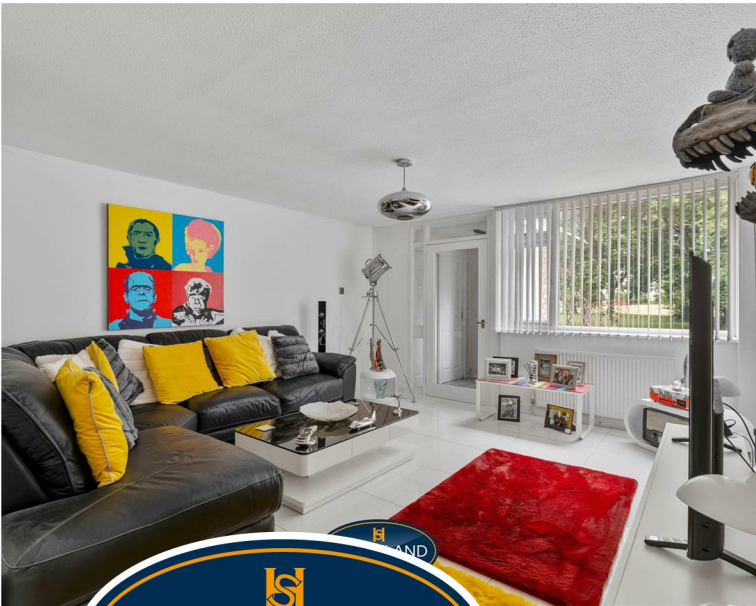
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Somerly Close
Binley CV3 2LA



£210,000

Bedrooms 2
Bathrooms 1

Set in the quiet and friendly cul-de-sac of Somerly Close, with an open green to the front and everything you need within easy reach, this beautifully refurbished two-bedroom terrace bungalow is a rare gem. Whether you're a first-time buyer seeking a stylish start or a downsizer wanting ease, warmth and quality, this property delivers on every front — both inside and out.

Step through the front porch, complete with built-in sliding-door storage, and you're greeted by a light-filled interior that has been lovingly upgraded from top to bottom. The crisp white walls, new tiled flooring and underfloor heating throughout the kitchen, hall, living room and bathroom create a fresh, cosy feel all year round.

The spacious living/dining room is bright and welcoming, with plenty of space for a large sofa and dining area — a perfect place to relax or entertain. Just off the hall, the newly fitted kitchen shines with sleek high-gloss white cabinetry, a modern black tiled splashback, and a breakfast bar for casual meals or coffee catch-ups. You'll also find a brand new fan-assisted oven and induction hob, alongside space for a full-height fridge-freezer — all designed with modern living in mind.

Two generous double bedrooms offer comfort and calm, each newly carpeted and complete with built-in sliding wardrobes. The front bedroom enjoys peaceful views over the green, while the second overlooks the garden — ideal as a guest room, reading nook, or quiet work-from-home space. The modern bathroom has also been fully refreshed with contemporary tiling, a sleek vanity unit and a shower over the bath.

Outside, the private rear garden is cleverly designed for low maintenance and year-round enjoyment. Step out onto the patio and head up to a raised area where the brand-new summerhouse awaits — fully wired with electric, finished with wood cladding, and ideal for use as a home office, gym or creative studio. A brick-built garage with power and lighting, offering extra storage or workshop potential.

Additional recent upgrades include new carpets in both bedrooms, full redecoration throughout, and the installation of the summerhouse, making this home truly move-in ready.

Perfectly placed for commuting, shopping and leisure, with the A46 and Warwickshire Retail Park nearby and multiple bus routes just a short walk away, this is a home that combines peaceful living with everyday practicality. And with a sunny enclosed garden, excellent insulation, and lovely neighbours, it's easy to picture yourself settling in and feeling right at home.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Vendor has found a property and is at the stage to exchange contracts
Council Tax Band: B
EPC Rating: D
Approx. Total Area: 650 Sq. Ft



INTERNAL

Porch

Living/Dining Room

14'9 x 13'4

Inner Hall

Kitchen

13' x 6'10

Bedroom 1

14'5 x 9'

Bedroom 2

9' x 8'7

Bathroom

OUTSIDE

Front Garden

Rear Garden

Summer House/Gym/Office

Garage

Rear Parking