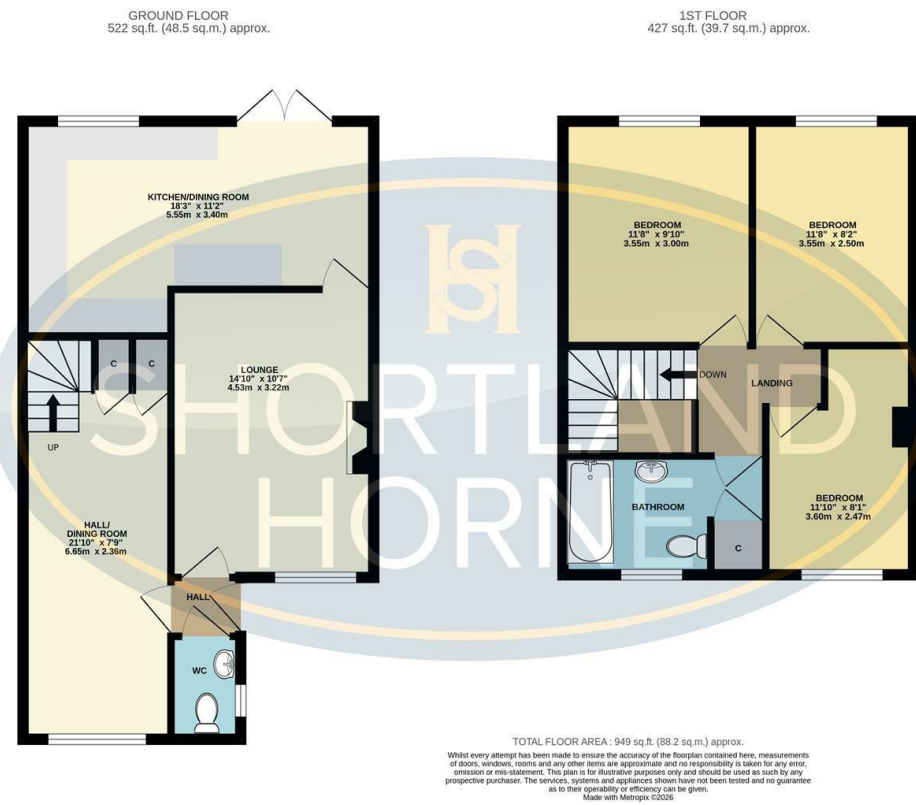


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(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.

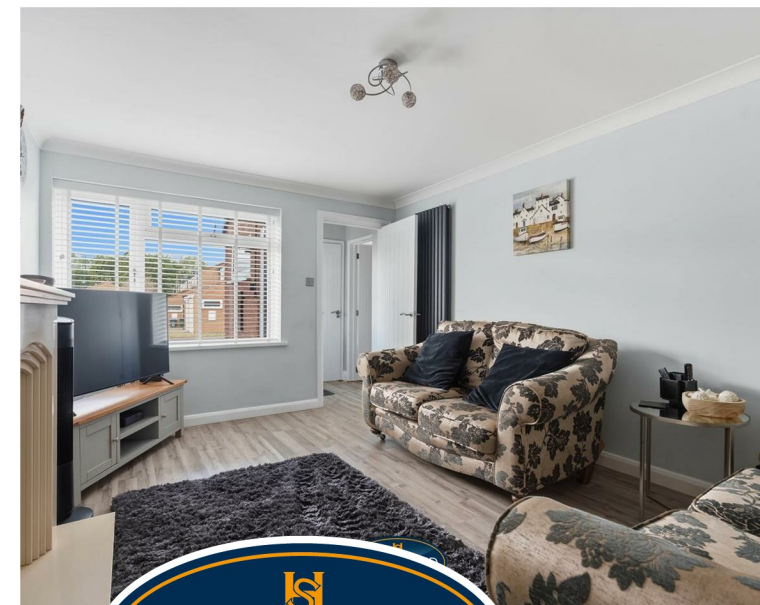
Appliances

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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10 Euston Place, Leamington Spa CV32 4LJ

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visit: shortland-horne.co.uk

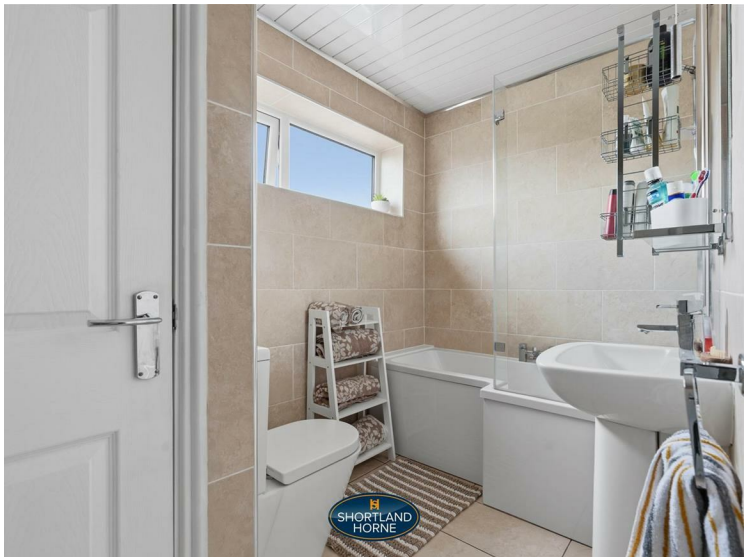
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Conifer Paddock

CV3 2RE



£350,000 Offers In The Region Of Bedrooms 3 Bathrooms 1

Tucked away within the peaceful setting of Conifer Paddock in Binley, this beautifully presented three bedroom detached home is the kind of property that instantly feels welcoming. Immaculately maintained and offered to the market with no upward chain, it combines modern style with genuine warmth, creating a home that is as practical as it is inviting. From the moment you arrive, there is a sense that everything has been thoughtfully cared for, allowing you to simply unpack, settle in and start enjoying life from day one.

Stepping inside, the bright entrance hall introduces a home filled with natural light and finished in a palette of fresh neutral tones that enhance the feeling of space throughout. The lounge is a wonderfully comfortable retreat, where daylight streams through the window and softens across the stylish flooring. A feature gas fire creates a cosy focal point for winter evenings, while the anthracite grey vertical radiator adds a contemporary edge. Custom fitted slatted blinds provide both privacy and a polished finish, complementing the clean and modern aesthetic found throughout the home.

The heart of the property is undoubtedly the stunning kitchen and dining room, redesigned in 2020 to create a space that is both beautiful and highly functional. Quartz worktops, matching quartz splashbacks and a stylish breakfast bar bring a touch of luxury, while Amtico flooring adds elegance and durability underfoot. Integrated appliances including a washing machine, dishwasher and tumble dryer ensure the clean lines of the kitchen remain uninterrupted, while the double oven, induction hob and microwave make everyday cooking a pleasure. Custom fitted Venetian blinds dress the kitchen windows and French doors perfectly, adding a bespoke touch to an already impressive space. Whether hosting friends, helping with homework around the breakfast bar or enjoying a quiet morning coffee, this room naturally becomes the centre of daily life.

A versatile additional reception space provides valuable flexibility and can be adapted to suit a variety of lifestyles, whether as a dining room, family room, playroom, games room or home office. Thoughtful storage solutions, including useful under stairs storage, help keep everything organised and clutter free. The ground floor WC was refurbished in 2020 and is finished with a contemporary white suite, vanity storage and chrome heated towel rail, blending style with practicality.

Upstairs, the sense of space continues with three genuine double bedrooms, a rare and highly desirable feature for modern family living. Each room is finished in calming neutral tones and benefits from fitted slatted blinds, creating bright yet restful spaces to unwind at the end of the day. The principal bedroom offers generous proportions and excellent wardrobe space, while the remaining bedrooms provide comfortable accommodation for family members, guests or flexible lifestyle needs.

The family bathroom is fresh, modern and beautifully maintained, featuring tiled walls and flooring, a white three piece suite and a P shaped bath with shower over. A useful storage cupboard ensures everyday essentials remain neatly tucked away.

Outside, the south facing rear garden feels like a private sanctuary. Beginning with a block paved patio ideal for outdoor dining, the garden extends across a well maintained lawn bordered by attractive stone detailing. A further paved seating area provides the perfect spot to enjoy the sunshine, while a solid wood shed offers excellent storage. Quality fencing with concrete bases surrounds the garden, freshly painted and importantly not overlooked, creating a peaceful and private outdoor space to enjoy throughout the seasons.

The property has also benefited from significant recent investment, including a new roof to both the main house in 2021 and a new boiler installed in 2024, providing valuable peace of mind for years to come.

Positioned within a quiet and friendly neighbourhood, yet moments from Warwickshire Retail Park, the Alan Higgs Leisure Centre, respected schools, local hospitals, golf courses and excellent A46 transport links, this exceptional detached home delivers the perfect balance of convenience, comfort and style. Beautifully presented from top to bottom and ready for its next owners to enjoy, this is a home that effortlessly makes a lasting impression.



GROUND FLOOR		Bedroom 1	11'8 x 9'10
Hall		Bedroom 2	11'8 x 8'2
Lounge	14'10 x 10'7	Bedroom 3	11'10 x 8'1
Hall/Dining Room	21'10 x 7'9	Bathroom	
Kitchen/Dining Room	18'3 x 11'2	OUTSIDE	
WC		Rear Garden	
FIRST FLOOR		Driveway	
Landing			