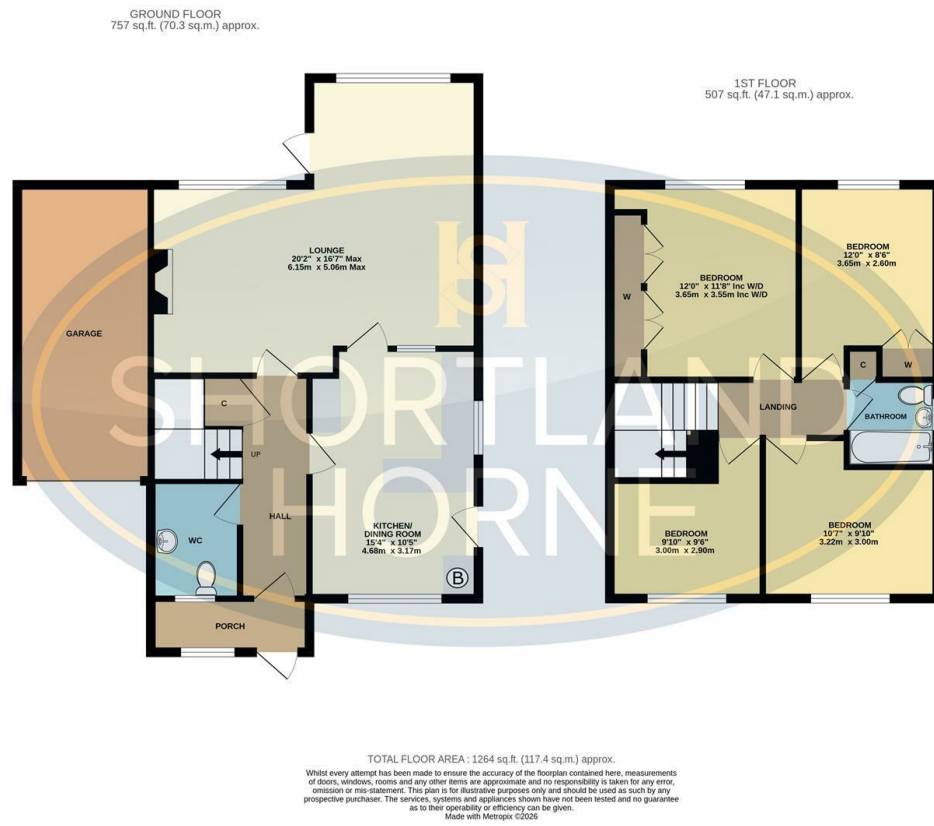


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(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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call: 02476 442 288
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visit: shortland-horne.co.uk

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Gainford Rise
CV3 2RH



£340,000

**Bedrooms 4
Bathrooms 1**

Tucked away in a peaceful cul de sac just off Gainford Rise, this much loved detached family home offers something increasingly rare in today's market: a home that has been cherished, cared for and enjoyed by the same owner for an incredible 45 years. Extended to provide generous living space and impeccably maintained throughout, this is a property that instantly feels welcoming, comfortable and full of happy memories, ready for its next chapter.

Step through the extended porch and into a bright entrance hall where natural light immediately sets the tone for the rest of the home. There is a wonderful sense of space throughout, with every room feeling airy, calm and inviting. The generous ground floor WC adds practicality for busy family life, while the layout flows effortlessly from one room to the next.

The heart of the home is undoubtedly the extended lounge and dining room. This is a room designed for bringing people together, whether that is cosy evenings around the electric fireplace, family celebrations that stretch long into the evening, or simply relaxing with a good book while sunlight streams through the windows. The proportions allow for both comfortable living and entertaining, creating a space that adapts beautifully to modern family life.

At the front of the property, the spacious kitchen dining room offers plenty of room for everyday life to unfold. Fitted with timeless shaker style units and enhanced by inset spotlights, it is clean, tidy and wonderfully functional. Morning coffees, homework sessions, weekend breakfasts and family catch ups all feel perfectly at home here.

Upstairs, the bright landing leads to four well presented bedrooms, all neutrally decorated and ready for a new owner to make their own. The principal bedroom enjoys excellent proportions along with a full width fitted wardrobe, providing an abundance of storage. Bedroom two is another comfortable double, while bedrooms three and four offer versatile accommodation as small doubles, ideal for children, guests, home working or hobbies. Completing the first floor is a fresh family bathroom featuring a white three piece suite, vanity storage, fully tiled walls and flooring, and a shower over the bath.

Outside is where this home truly shines. The mature south facing rear garden is a wonderful private retreat that enjoys sunshine throughout the day. Backing directly onto Clifford Bridge Academy, it benefits from a sense of openness and privacy rarely found. The large patio creates the perfect setting for summer barbecues, outdoor dining and evenings spent unwinding as the sun slowly sets. Beyond the patio, the established garden offers space for children to play, keen gardeners to indulge their passion, or simply somewhere peaceful to enjoy a morning coffee surrounded by greenery.

To the front, a neatly maintained lawn and driveway lead to a garage complete with power and lighting, providing excellent storage, workshop potential or secure parking.

Location is another standout feature. Families will appreciate being within a short stroll of Clifford Bridge Academy and well placed for Caludon Castle School. Professionals and commuters benefit from easy access to University Hospital Coventry, Warwickshire Retail Park, the A46 and M6 Junction 2, placing work, shopping, leisure and travel connections all within easy reach.

Bright, spacious and wonderfully cared for, this is a home with genuine heart. While some buyers may wish to modernise over time, the property has been maintained to an exceptional standard, allowing its next owners to move straight in and enjoy everything it has to offer from day one. A rare opportunity to purchase a much loved family home in one of Binley's most well regarded locations.



GROUND FLOOR

- Porch
- Hallway
- WC
- Kitchen/Dining Room
- Lounge/Dining Room

FIRST FLOOR

- Bedroom 1

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- OUTSIDE
- Garage
- Rear Garden
- Driveway