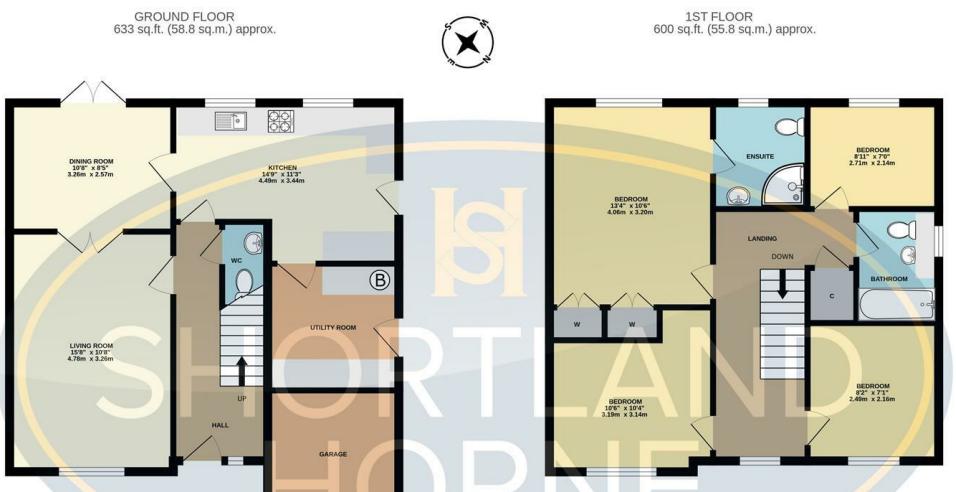
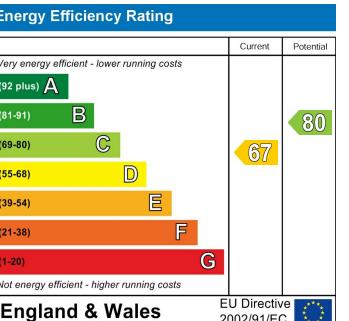


Floor Plan



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 dimensions 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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Kings Park Drive
Binley CV3 2UJ



£450,000 Offers Over

Bedrooms 4
Bathrooms 2

Situated within the ever-popular 'Morrisons' estate in Binley, this stunning four-bedroom detached home is the perfect choice for a growing family. Combining modern style with everyday comfort, it is ideally positioned close to a wealth of local amenities, ensuring convenience at your doorstep.

From the moment you arrive, the home's impressive façade makes a lasting first impression, setting the tone for the stylish interiors within. Step inside to a bright and airy hallway, freshly repainted in crisp white tones, creating a welcoming atmosphere for both residents and guests.

Beyond the hallway, the newly re-fitted kitchen is a true showstopper. Boasting luxurious grey quartz worktops and high-spec appliances, including a double oven, gas hob, extractor fan, and integrated fridge-freezer, this space is as functional as it is stylish. Under-cabinet LED lighting, inset spotlights, and two large windows flood the room with natural light, while a door leading to the rear garden makes alfresco dining effortless. Adjacent to the kitchen, a handy utility room keeps everything neatly organised.

Flowing seamlessly from the kitchen, the inviting dining room connects effortlessly with the spacious lounge, striking the perfect balance between open-plan living and cosy, defined spaces. French doors in the dining area open onto the rear garden, allowing natural light to pour in and bringing the outdoors into the heart of the home.

The elegant lounge is a true haven, featuring a plush silver carpet that enhances warmth and comfort. With ample space for a large sofa and additional furnishings, it's the perfect spot to relax and unwind.

For added convenience, a modern guest WC completes the ground floor.

Upstairs, the carpeted staircase with automatic stair lighting leads to four well-proportioned bedrooms. The master suite is a true retreat, offering built-in wardrobes and a private en-suite bathroom. The family bathroom, which mirrors the sleek and stylish design of the en-suite, provides a modern three-piece suite, ensuring practicality and elegance for the whole household. The remaining three bedrooms provide comfortable and tranquil spaces, perfect for rest and relaxation.

The good-sized rear garden offers a mix of decking and lush lawn, making it an ideal space for family gatherings, outdoor dining, or summer barbecues. The garage has been modified to incorporate the utility room, but it still provides excellent storage space for garden tools and outdoor furniture.

Located within walking distance of the picturesque Coombe Abbey, this home benefits from a tranquil, semi-rural feel, while still being just moments away from Warwickshire Retail Park, ensuring all your shopping and daily needs are easily met. Commuters to Warwickshire will appreciate the nearby A46, while the M6 provides quick access to both London and Birmingham, making travel effortless.

GOOD TO KNOW:

Tenure: Freehold
Vendors Position: Found a property to buy
Parking: Driveway
Garden Direction: South-West



GROUND FLOOR

Lounge	15'8 x 10'8
Dining Room	10'8 x 8'5
Kitchen	14'9 x 11'3
Utility Room	
Guest WC	

FIRST FLOOR

Bedroom 1	13'4 x 10'6
Bedroom 2	10'6 x 10'4
Bedroom 3	8'11 x 7'

En-Suite

Bedroom 4	8'2 x 7'1
Family Bathroom	
OUTSIDE	
Rear Garden	
Driveway	
Garage	8'6 x 7'10