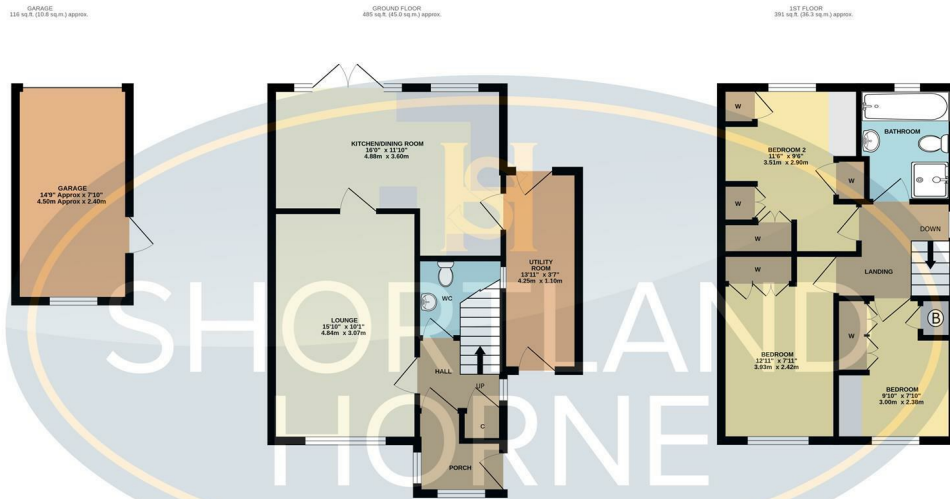


## Floor Plan



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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.  
 Made with Metropix CS026

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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.



**Shortland Horne Walsgrave Branch**  
 306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
 Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
 10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



follow us  

**Brinklow Road**  
**Binley CV3 2HY**



# £245,000 Offers Over | Bedrooms 3 Bathrooms 1

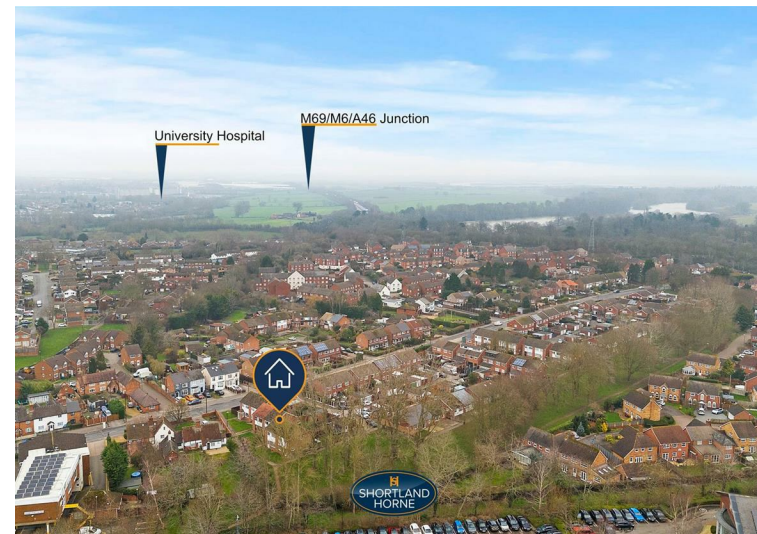
Nestled in the semi-rural residential area of Binley, Coventry, this semi-detached house on Brinklow Road offers a delightful blend of comfort and convenience. Spanning an impressive 992 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a cosy family lounge, perfect for relaxation and entertaining. The kitchen diner boasts ample units and an integrated oven and hob, providing a practical space for culinary enthusiasts. The layout encourages a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home.

The property also benefits from bathroom and a boarded loft with electrics, offering potential for additional storage or even conversion into a functional living space, subject to the necessary permissions.

Outside, the property provides parking for two vehicles, ensuring convenience for residents and guests alike. The rear parking area grants easy access to the garage, adding to the practicality of this lovely home.

Offered for sale with no onward chain, this property presents a rare opportunity to acquire a delightful family home in a peaceful setting. With its combination of space, functionality, and a welcoming atmosphere, this house is sure to appeal to a variety of buyers. Do not miss the chance to make this charming residence your own.



## GROUND FLOOR

Porch	
Hall	
Lounge	15'10 x 10'1
Kitchen/Dining Room	16' x 11'10
Utility Room	13'11 x 3'7

## FIRST FLOOR

Landing

Bedroom 1	12'11 x 7'11
Bedroom 2	11'6 x 9'6
Bedroom 3	9'10 x 7'10
Bathroom	
OUTSIDE	
Garage	14'9 x 7'10
Rear Garden	
Front Garden	