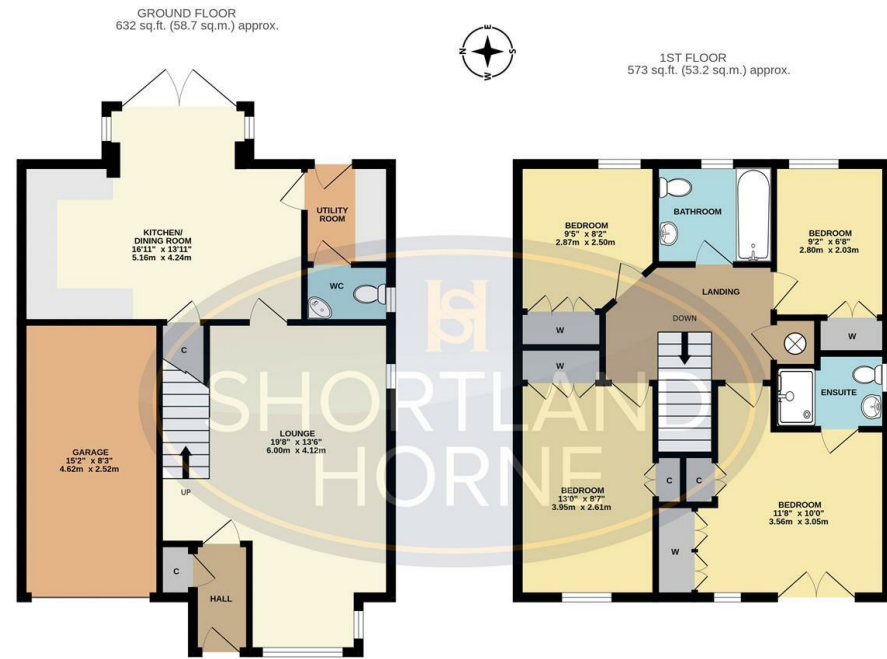


## Floor Plan



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(55-68) D			
(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

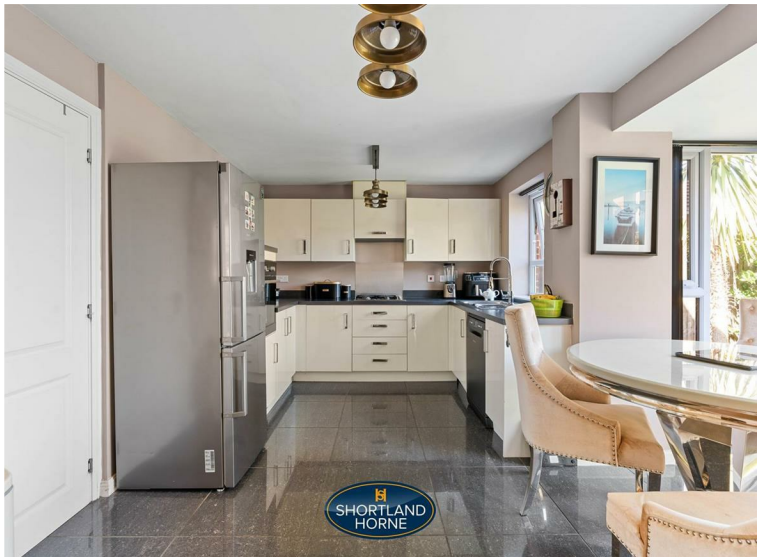
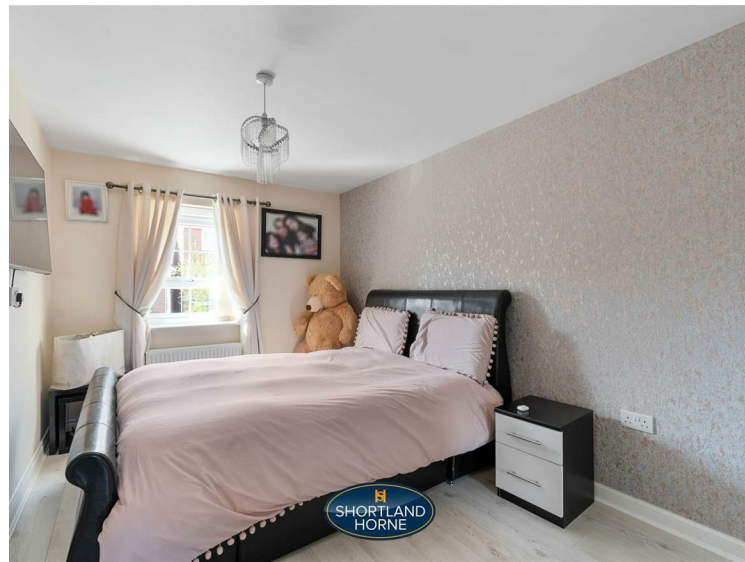
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Amelia Crescent**



**£385,000 | Bedrooms 4  
Bathrooms 2**

*Step inside and immediately feel the warm, homely atmosphere that runs throughout the property. The entrance hall, complete with practical storage, flows effortlessly into the heart of the home—a spacious lounge with glossy laminate flooring that gleams beneath soft natural light. It's a perfect setting for relaxed evenings or catching up with loved ones, all wrapped in a soothing neutral palette with tasteful wallpapered feature walls that add a dash of personality.*

*At the rear, the contemporary kitchen and dining area is a bright, sociable space where tiled floors meet sleek finishes. Here, morning light streams in through French doors, connecting indoor living with the fresh, open air of the garden. Whether you're enjoying a family breakfast or entertaining guests, it's a space that simply feels good to be in. A separate utility room and a downstairs WC offer thoughtful practicality without compromising on style.*

Located in a popular modern development in Copeswood, Binley, this beautifully maintained four-bedroom detached home offers light, space, and practicality in equal measure. Built in 2013 and thoughtfully finished with a neutral décor, glossy laminate flooring, and fitted wardrobes in every bedroom, it's the perfect home for families or professionals seeking a ready-made space in a well-connected area. With a generous lounge, open-plan kitchen/diner, east-facing garden, and private driveway with integral garage, this home ticks every box for comfortable, modern living.



GROUND FLOOR		En-Suite	
Hall		Bedroom 2	13' x 8'7"
Lounge	19'8 x 13'6"	Bedroom 3	9'5 x 8'2"
Kitchen/Dining Room	16'11 x 13'11"	Bedroom 4	9'2 x 6'8"
Utility Room		Family Bathroom	
WC		OUTSIDE	
FIRST FLOOR		Integral Garage	15'2 x 8'3"
Landing		Rear Garden	
Bedroom 1	11'8 x 10'	Driveway	