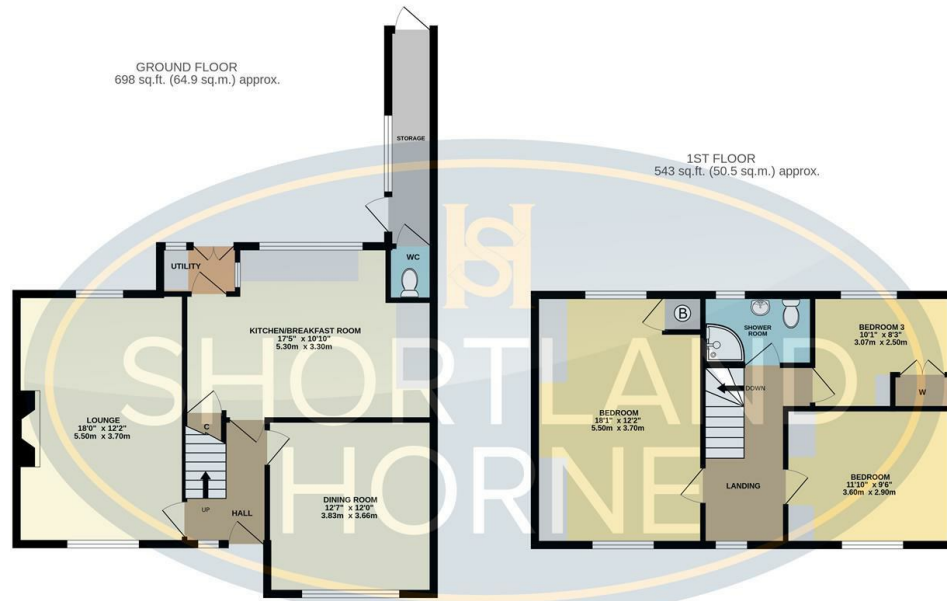


Floor Plan



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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 G2026

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(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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Brookvale Avenue
Binley CV3 2DG



**£335,000 | Bedrooms 3
Bathrooms 1**

Set along the quiet, tree-lined stretch of Brookvale Avenue in the popular suburb of Binley, this three-bedroom semi-detached home offers a peaceful setting with open views across a neighbouring golf course. It presents an amazing opportunity for buyers looking to put their own stamp on a property in a well-established residential area.

To the front, the property benefits from a private driveway with space for up to two vehicles. Inside, the hallway leads through to the main living areas. The lounge is a comfortable space with carpet flooring and a gas fireplace, while the separate dining room provides additional living space, suitable for everyday use or entertaining.

The kitchen and breakfast room is practical and has recently been updated with newly painted surfaces and replacement cupboard doors in 2025. It offers good storage and workspace, along with vinyl flooring for easy maintenance. A separate utility room adds further convenience, along with a ground floor W C and an additional storage room.

Upstairs, there are three bedrooms. The main bedroom is a good size with fitted wardrobes and space for a double bed. The second bedroom is also a double with built-in storage, while the third is a well-proportioned single room suitable for a child's bedroom, office or guest room. The shower room is fitted with a white suite and shower cubicle.

To the rear, the enclosed garden is mainly paved and offers open views across the golf course, providing a sense of space and privacy. The plot is larger than average and offers potential for extension, subject to the relevant permissions.

The property is well positioned for local amenities, with shops, supermarkets and leisure facilities close by. Schools including Ernesford Grange Community Academy and St Bartholomew's Church of England Academy are within easy reach. There are also good transport links via the A444 road and M6 motorway, making it convenient for commuting.

Overall, this is a well-located property with good space, a pleasant outlook, and clear potential for improvement.



GROUND FLOOR		Bedroom 1	18'1 x 12'2
Hall		Bedroom 2	11'10 x 9'6
Lounge	18' x 12'2	Bedroom 3	10'1 x 8'3
Dining Room	12'7 x 12'	Shower Room	
Kitchen	17'5 x 10'10	OUTSIDE	
Utility		WC	
FIRST FLOOR		Rear Garden	
Landing		Driveway	