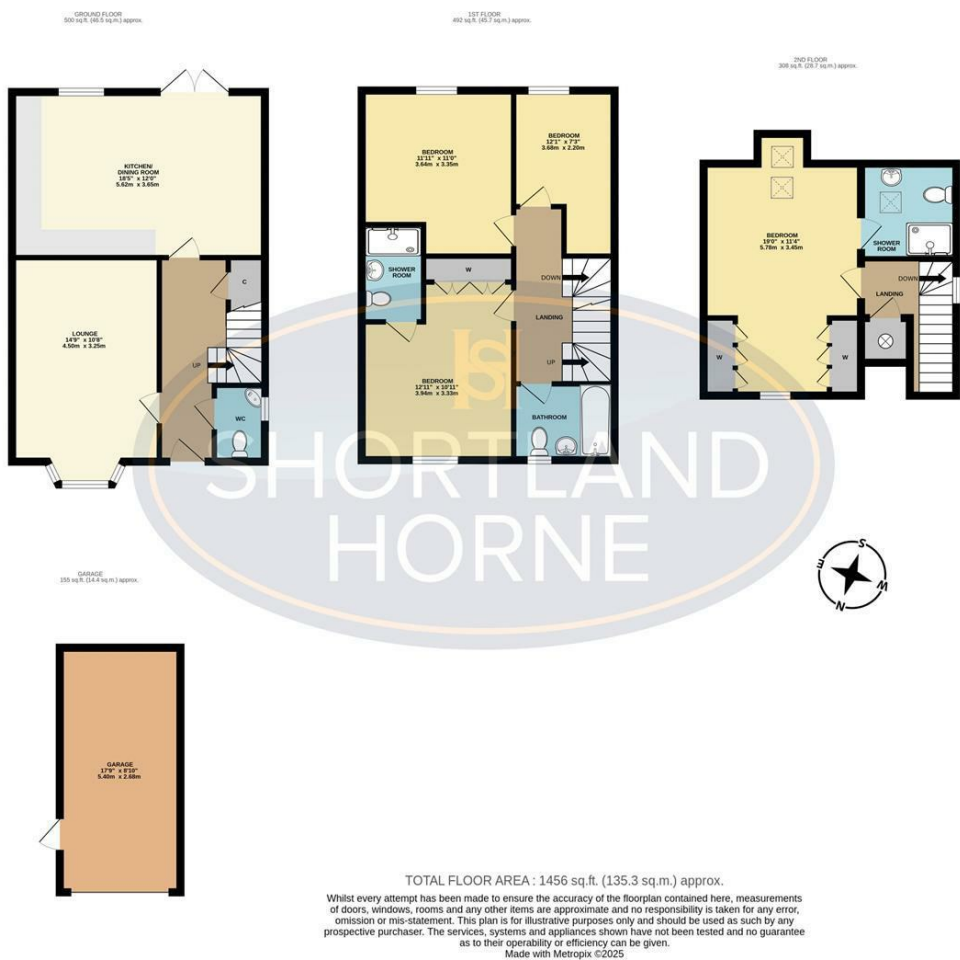
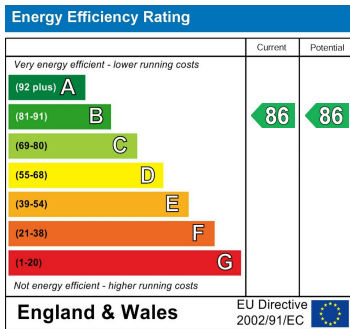


Floor Plan



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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Amelia Crescent
CV3 1NA



£385,000

Bedrooms 4
Bathrooms 3

On the peaceful and welcoming Amelia Crescent in Copeswood, Binley, this four-bedroom detached David Wilson Bayswater home, built in 2014, combines modern practicality with warm, homely charm. A neat front garden and a generous driveway lead to the property, hinting at the ease of family life and the convenience of nearby amenities. The quiet, friendly neighbourhood offers a sense of calm while providing quick access to local shops, well-regarded schools, and reliable transport links, making it ideal for both families and professionals.

Step inside to discover a bright and airy hallway, where under-stairs storage keeps everyday clutter out of sight and the staircase rises elegantly to the upper floors. The lounge is filled with natural light from a large bay window, its soft cream walls and carpet creating a calm, inviting space to unwind, entertain, or enjoy cosy evenings. The heart of the home is the stylish kitchen and dining area, where crisp white shaker-style units are complemented by a five-ring gas hob, integrated oven, fridge freezer, and dishwasher. French doors in the dining area open directly onto the south-facing rear garden, where a sunlit patio gives way to a gently curving lawn that wraps around the detached garage, offering a perfect setting for family gatherings, children's play, or peaceful outdoor moments.

A convenient downstairs WC adds to the practical layout, ensuring daily life runs smoothly. Upstairs, carpeted stairs and landing lead to three generous bedrooms and a family bathroom. Bedroom two is particularly impressive with its own en-suite and built-in wardrobes, while bedrooms three and four offer versatile spaces for children, guests, or a home office. The family bathroom is fully tiled with a modern three-piece suite and shower over the bath, offering a bright and clean retreat.

On the third floor, the master suite is a serene escape, flooded with light from two skylights and a dormer window. It features two built-in wardrobes and a spacious en-suite shower room, providing a private haven at the end of a busy day. Neutral decor throughout allows the next owners to move in with ease and immediately make the home their own.

The property also benefits from eco-friendly solar panels quietly supporting energy efficiency, reflected in its impressive EPC B rating. The detached garage with its up-and-over door provides ample storage or potential for future conversion, while the driveway offers convenient additional parking. With three floors of carefully planned space, abundant natural light, and a peaceful setting, this home combines comfort, practicality, and sustainability with effortless style. With no chain and vacant possession, it is ready for the next chapter, offering a welcoming and cosy sanctuary in one of Binley's most desirable areas.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Driveway & Garage
Garden Direction: South
Council Tax Band: D
EPC Rating: B
Approx. Total Area: 1456 Sq. Ft



GROUND FLOOR			Family Bathroom	
Lounge	14'9 x 10'8		SECOND FLOOR	
Kitchen/Dining Room	18'5 x 12'		Bedroom 1	19' x 11'4
Cloakroom/WC			En-Suite	
FIRST FLOOR			OUTSIDE	
Bedroom 2	12'11 x 10'11		Garage	17'9 x 8'6
En-Suite			Rear Garden	
Bedroom 3	11'11 x 11'		Driveway	
Bedroom 4	12'1 x 7'3			