
SHORTLAND HORNE
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Weir Way
Stoke CV3 1QL

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A fantastic opportunity to acquire this well-proportioned three-bedroom detached family home, occupying a pleasant position on Weir Way and offering an excellent combination of comfortable living space, a garage and a lovely low-maintenance rear garden.

The accommodation is thoughtfully arranged over two floors and begins with an entrance hallway providing access to a convenient ground-floor WC. To the front is a generous living room, with a feature bay window allowing plenty of natural light and creating a bright and welcoming main reception space.

Across the rear of the property is the spacious kitchen/dining area, providing plenty of room for both cooking and family dining. French doors open directly onto the rear garden, making this a particularly sociable space and ideal for entertaining during the warmer months. The garden itself has been designed with ease of maintenance in mind, providing an attractive outdoor area for seating, relaxing and entertaining without the upkeep associated with a larger traditional garden.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The

Weir Way is a modern residential development situated in the popular Binley/Stoke area of Coventry, offering an excellent balance of convenient city living and access to a wide range of everyday amenities. The location is particularly well suited to families and commuters, with shops, supermarkets, leisure facilities and public transport all within easy reach.

Families are well catered for with a good selection of nearby schooling, including Aldermoor Farm Primary School, Ernesford Grange Primary School and Ernesford Grange Community Academy, while Stoke Park School and Caludon Castle School are also within the wider area.

The property is conveniently positioned for access into Coventry City Centre, with Coventry Railway Station approximately two miles away, providing direct rail connections to Birmingham and London. The location also offers straightforward access to the A46 and A45, making it ideal for commuters travelling towards Warwick, Leamington Spa, Rugby, Birmingham and the wider motorway network.

For everyday shopping, there are a variety of local convenience stores along with larger supermarkets nearby, while Binley Road provides further shops, eateries and services. Recreational facilities are also close at hand, including Copsewood Community Sports & Social Club and other local sports facilities.

Overall, Weir Way offers a convenient and well-connected Coventry location, combining modern residential surroundings with excellent access to schools, amenities, transport links and the city centre – making it an appealing setting for professionals, commuters and families alike.

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Dimensions

GROUND FLOOR

Entrance Hallway
0.81m x 1.24m

W/C

Living Room
5.33m x 2.97m

Kitchen
2.87m x 5.74m

FIRST FLOOR

Bedroom
3.58m x 3.12m

En-Suite
0.86m x 2.36m

Bedroom
3.25m x 3.12m

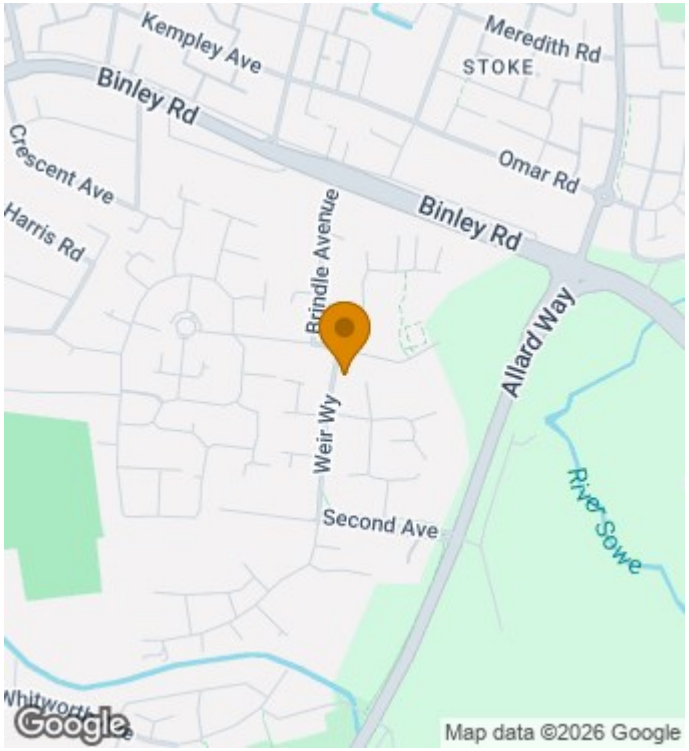
Bedroom
2.95m x 2.59m

Bathroom
1.68m x 2.54m

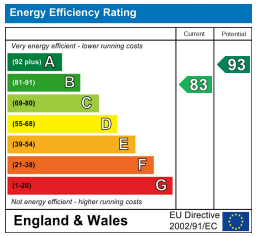
Floor Plan

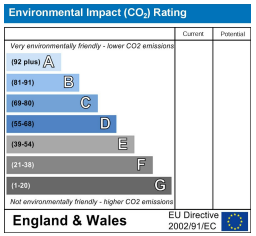


Location Map



EPC





Total area: 1023.00 sq ft

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 ccordance 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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