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Property Experts



Binley Road
Copsewood Terrace CV3 1HT

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* WELL APPOINTED 4 BEDROOM SEMI OVERLOOKING OPEN GREEN * NO UPWARD CHAIN * CAR PARKING TO THE FRONT & REAR WITH DOUBLE WIDTH BRICK GARAGE * 2 RECEPTION ROOMS & BREAKFAST KITCHEN * FAMILY BATHROOM WITH SHOWER CUBICLE * VIEWING HIGHLY RECOMMENDED

Welcome to this charming FOUR BEDROOM semi-detached house located along Binley Road, Copsewood Terrace overlooking an open green towards Momus Boulevard. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family together with a breakfast kitchen room with slot in Smeg 6 ring gas hob & double electric cooker and dishwasher . With four well proportioned bedrooms and family bathroom with separate shower cubicle, there is ample space for everyone to have their own retreat within this lovely home.

The semi-detached layout offers a sense of privacy and tranquility, making it an ideal place to call home and whether you're looking to host gatherings in the reception rooms or unwind in one of the 4 comfortable bedrooms, this house provides the perfect backdrop for creating lasting memories.

This family home provides car parking to the front and a wide tarmac rear car access with tall opening gates to a double width brick built double garage with electrically operated up and over door and additional brick pavior parking for car/ caravan.

Located in Coventry, this property offers a blend of suburban tranquility and urban convenience. With easy access to local amenities, schools, and parks, you'll have everything you need right at your doorstep. Don't miss the opportunity to make this delightful house your new home sweet home in the heart of Coventry.









Dimensions

RECEPTION HALL WITH DOG LEG STAIRCASE	BEDROOM TWO 3.63 x 3.36
BAY WINDOWED DINING ROOM 3.65 x 3.04	BEDROOM THREE 3.38 x 2.48
ATTRACTIVE LOUNGE 4.59 x 3.70	BEDROOM FOUR 2.30 x 2.30
BREAKFAST KITCHEN ROOM 4.23 x 3.14	FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
UTILITY/ STORE ROOM	DIRECT ACCESS CAR PARKING BAY
CLOAKROOM	BRICK BUILT DOUBLE GARAGE 5.54 x 5.53
BRICK BUILT DOUBLE GLAZED CONSERVATORY 3.65 x 3.03	ADDITIONAL CAR/ CARAVAN PARKING FOR TWO VEHICLES
FRONT & WELL PRIVATE	FRONT & WELL PRIVATE
LANDING WITH ORIGINAL STRIPPED PANEL DOORS	ESTABLISHED REAR GARDEN
BEDROOM ONE 4.23 x 3.36	NO UPWARD CHAIN

Floor Plan



Total area: 1714.00 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

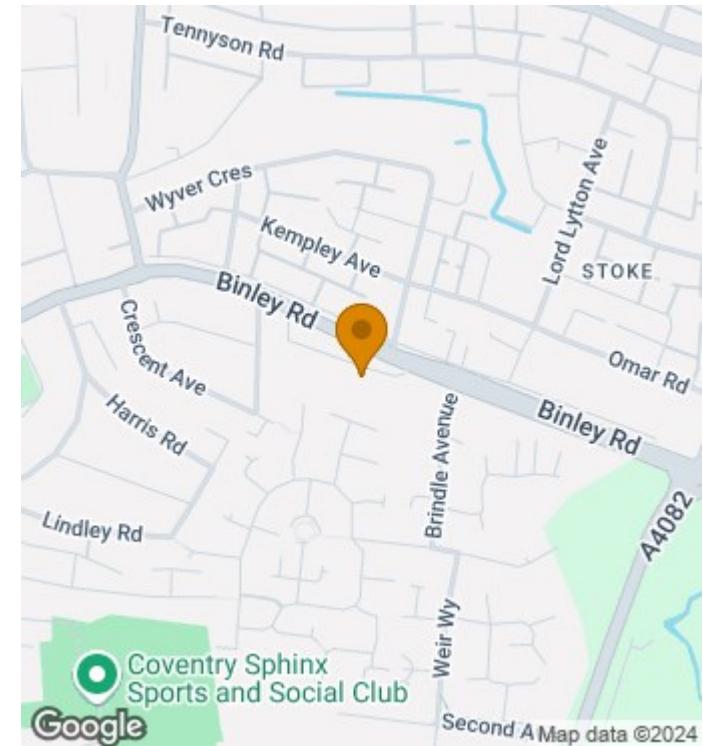
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

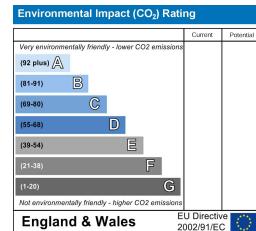
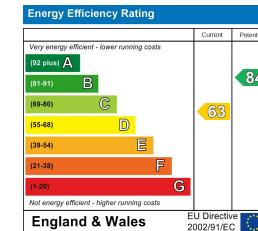
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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.

Location Map



EPC



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02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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