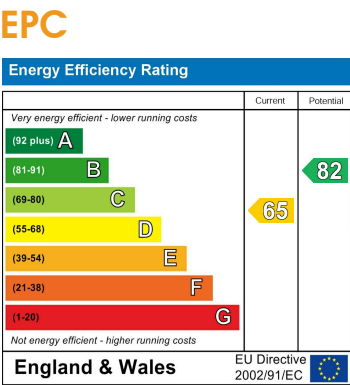
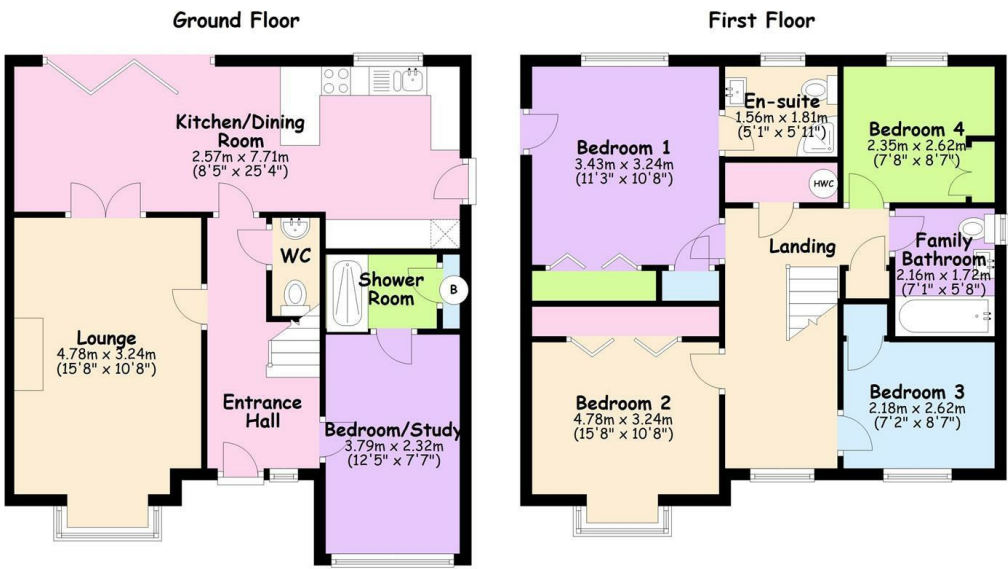


Floor Plan



**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 Home. 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 Home 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.



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**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

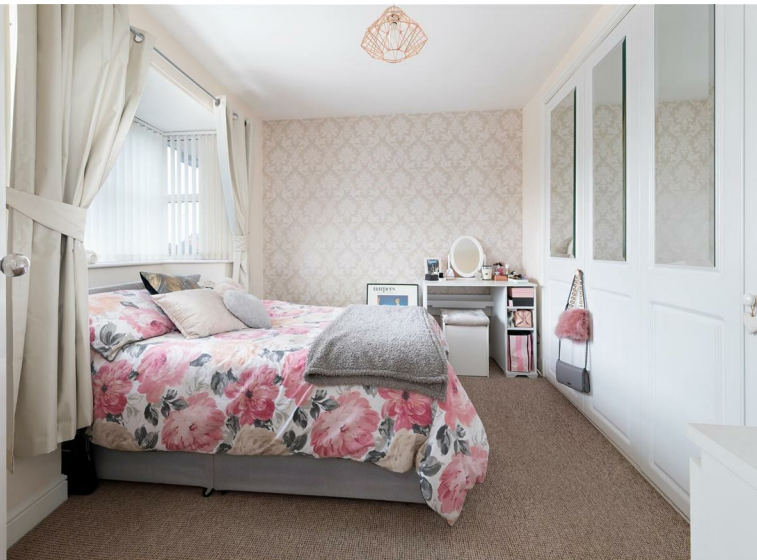
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Sheldrake Close**  
**Binley CV3 2SL**





£370,000 Offers over

Bedrooms 4  
Bathrooms 3

It's not often you come across such a delectably delicious home! This stunning four/five bedroom detached property has literally everything you need for a growing family, from fantastic size bedrooms, an en-suite master bedroom to escape to and a wealth of living accommodation, this home has it all, and it's located on the 'Morrisons Estate' one of Binley's most sought after locations.

Spacious!, beautiful! Immaculate! There are numerous ways to describe the property! The welcoming entrance hallway leads to all downstairs rooms. The ground floor w.c. is tucked beneath the stairs, and is modern. There is a great study/bedroom with shower room, perfect for those days when you are working from home. The lounge is bright and airy with double doors leading to the stunning kitchen/dining room which truly is the heartbeat of the home. The newly fitted kitchen is complimented by an excellent selection of storage units, an abundance of work surface space and appliances including, oven, induction hob, dishwasher, washing machine and fridge/freezer. Beautiful bi-folding doors lead from the dining area to the lovely rear garden.

Head upstairs and you'll find the master bedroom with en-suite shower room, Three further very generous size bedrooms, all with fitted furniture and the family bathroom.

Outside, you'll benefit from plenty of off road parking with the block paved driveway. the wonderful, private, rear garden is the perfect spot to soak up the summer sun, with a lovely patio area leading to a lawn with attractive borders and a delightful hot tub.



GROUND FLOOR		Bedroom One	11'3 x 10'8
Entrance Hallway		En Suite	5'11 x 5'1
Lounge	15'8 x 10'8	Bedroom Two	15'8 x 10'8
Kitchen/Dining Room	25'4 x 8'5	Bedroom Three	8'7 x 7'2
Study/Bedroom Five	12'5 x 7'7	Bedroom Four	8'7 x 7'8
Shower Room		Family Bathroom	7'1 x 5'8
W.C.		OUTSIDE	
FIRST FLOOR		Rear Garden	
		Driveway	