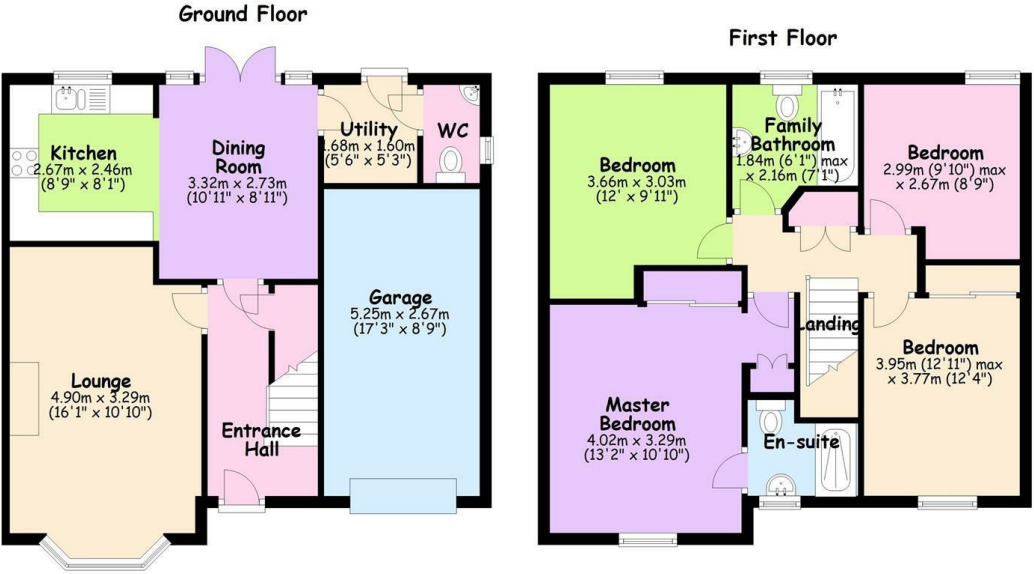



Floor Plan



EPC

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 82 | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 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.



Shortland Horne Walsgrave Branch
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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Phoebe Close
Binley CV3 1LJ



£330,000

Bedrooms 4
Bathrooms 2

Welcome to your sweet home! This family home is simply beautiful throughout and deceptively spacious with four fantastic bedrooms, lovely kitchen/dining room all nestled in a quiet spot of this sought after location in Binley.

The second you walk into this home you cannot help feel you're part of something special, the welcoming hallway leads to the living room, which is bright and airy with stylish window shutters. The impressive kitchen/dining room comes with a range of modern fitted storage units and a range of integrated appliances including oven, hob, extractor fan, fridge/freezer and dishwasher. A utility room and downstairs w.c. complete the ground floor accommodation.

To the first floor you will find three double bedrooms, and a very generous fourth bedroom, the master bedroom has a beautiful en-suite facility and fitted wardrobes. Bedroom two also comes with in-built wardrobes and you'll just love the family bathroom.

Built in 2014, this 'David Wilson' home is situated in a lovely, quiet development, offering a great feeling of seclusion with open green to the front. The rear garden is private, mainly laid to lawn with a patio area, perfect for taking in the afternoon summer sun. There is a garage and a double driveway at the front of the home.

Pheobe Close is ideally placed for all amenities with a good range of shops including Warwickshire retail park, schools, nearby health club, fantastic road links to the M6, M1, M69 and A46 and close to the University Hospital.



| | | | | |
|------------------|--|-----------------|--|--------------------|
| GROUND FLOOR | | Master Bedroom | | 13'2 x 10'10 |
| Entrance Hallway | | En Suite | | |
| Lounge | | Bedroom Two | | 12'11 (max) x 12'4 |
| Kitchen | | Bedroom Three | | 12' x 9'11 |
| Dining Room | | Bedroom Four | | 9'10 (max) x 8'9 |
| Utility | | Family Bathroom | | 7'11 x 6'11 |
| W.C. | | OUTSIDE | | |
| FIRST FLOOR | | Rear Garden | | |
| Landing | | Double Driveway | | |
| | | Garage | | |