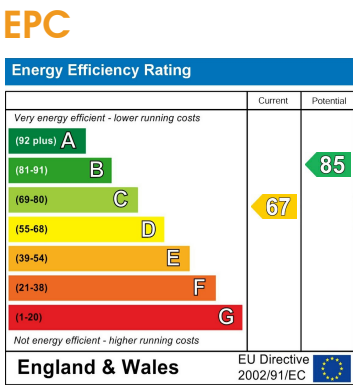
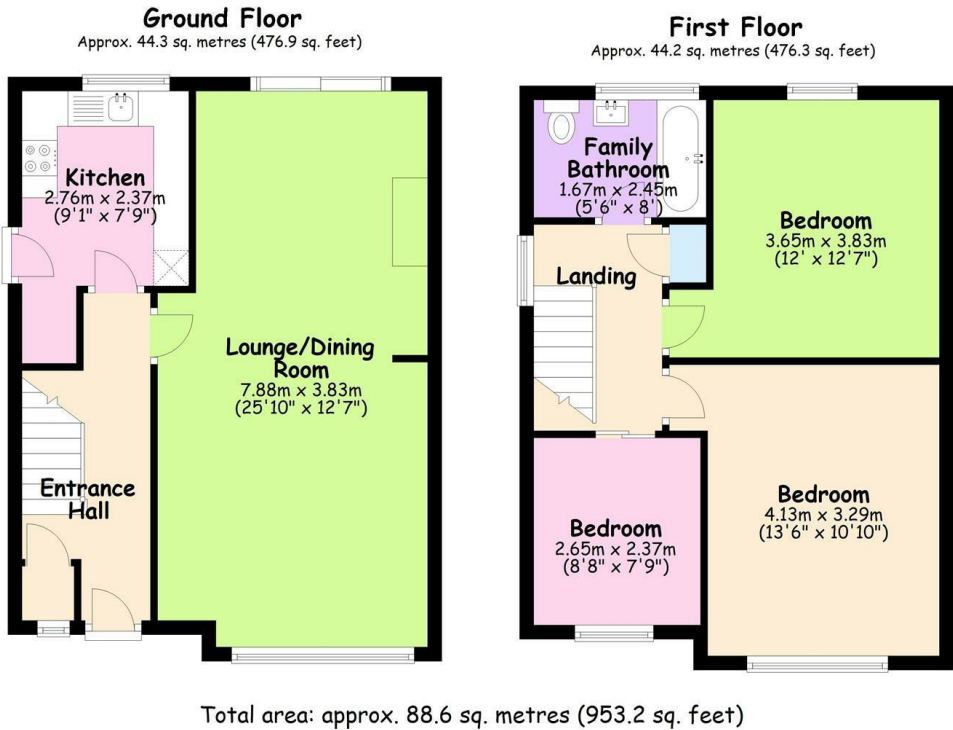


Floor Plan



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 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.



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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Porchester Close
Binley CV3 2JA



£220,000 Offers over | Bedrooms 3 Bathrooms 1

The ideal first time buy or second home, This attractive three bedroom semi detached home sits in a perfectly peaceful cul de sac position just off the Brinklow Road, is within walking distance of the University Hospital and ideally placed for all other local amenities with a fantastic range of shops and supermarkets, multiple bus routes and health clubs. There are various local pubs, restaurants and transport is convenient with easy access to M6, M69, M1 and the A46.

Need some space for the kids to play? The living room will be perfect with sliding patio doors allowing them to run out into the large and enclosed rear garden. The lovely kitchen has a good selection of storage units and work surface space with space for appliances. Upstairs, you'll find two double bedrooms, a larger than average single bedroom and family bathroom. There is also a large, fully boarded loft with electrics and would offer the opportunity to convert into an additional bedroom with en suite/bathroom.

Outside, the property enjoys a private and sun kissed rear garden, perfect for enjoying those hot summer days. The garden has a patio seating area, a good size area of lawn, pretty shrub borders and a garage with electric up and over door and has fantastic, rear access from two sides. The front garden is large, mainly laid to lawn and offers great potential to create off road parking for multiple vehicles.

IMPORTANT INFORMATION:
Tenure: Freehold
EPC Rating: D



GROUND FLOOR		Bedroom Three	8'8 x 7'9
Entrance Hall		Family Bathroom	8' x 5'6
Lounge/Dining Room	25'10 x 12'7	OUTSIDE	
Kitchen	9'1 x 7'9	Rear Garden	
FIRST FLOOR		Front Garden	
Landing		Garage	
Bedroom One	13'6 x 10'10		
Bedroom Two	12'7 x 12'		