


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

HOTHORPE CLOSE,
BINLEY, COVENTRY, CV3 2HX

£1,250 PCM

HOTHORPE CLOSE




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This well-presented three bedroom home is situated in a peaceful cul-de-sac within the sought-after residential area of Binley. Ideal for families, the property is offered with no onward chain and is ready for immediate occupancy. The interior has been updated with new carpets and flooring throughout, offering a fresh and modern feel from the moment you step inside.

Upon arrival, the property features a generous driveway accommodating multiple vehicles, complemented by a rear driveway and a garage equipped with electrical power. The ground floor comprises an entrance hall, a spacious lounge and dining area, a modern refitted kitchen, and a south-facing garden that benefits from ample natural sunlight throughout the day.

The first floor offers three well-proportioned bedrooms, two of which include built-in storage, along with a contemporary family bathroom updated approximately two years ago. The windows were also replaced around three years ago, enhancing the home's energy efficiency. A brand new central heating system has also been installed.

Binley boasts a range of local amenities to cater to daily needs. Residents have access to various supermarkets and stores,

including Tesco, Lidl, and Morrisons, all within a short drive. The area is also served by frequent public transport services, providing easy access to Coventry city centre and surrounding areas.

Families will appreciate the proximity to reputable educational institutions. Nearby schools include:

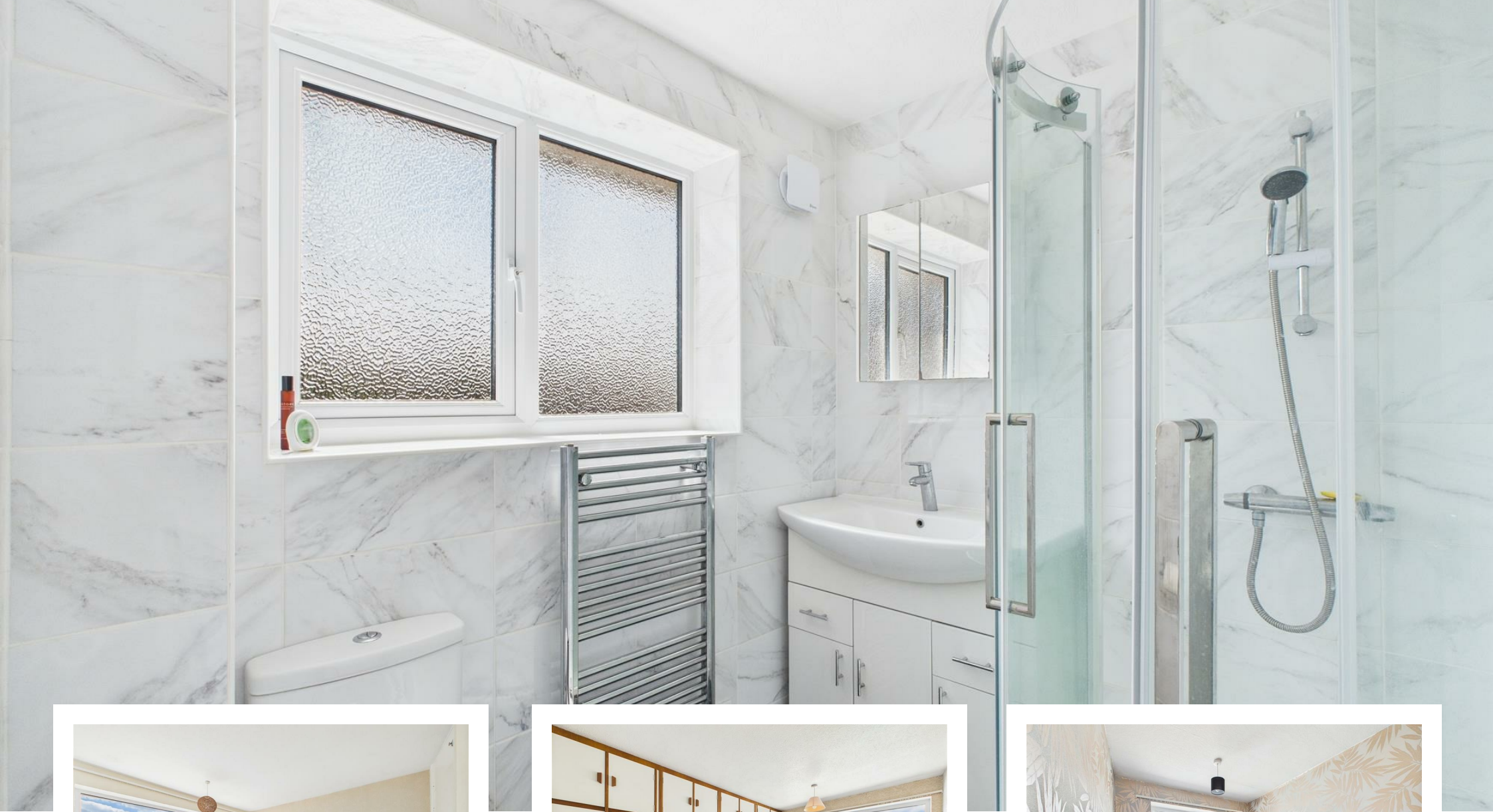
Ernesford Grange Primary School - located on Foxton Road, catering to children aged 2 to 11.

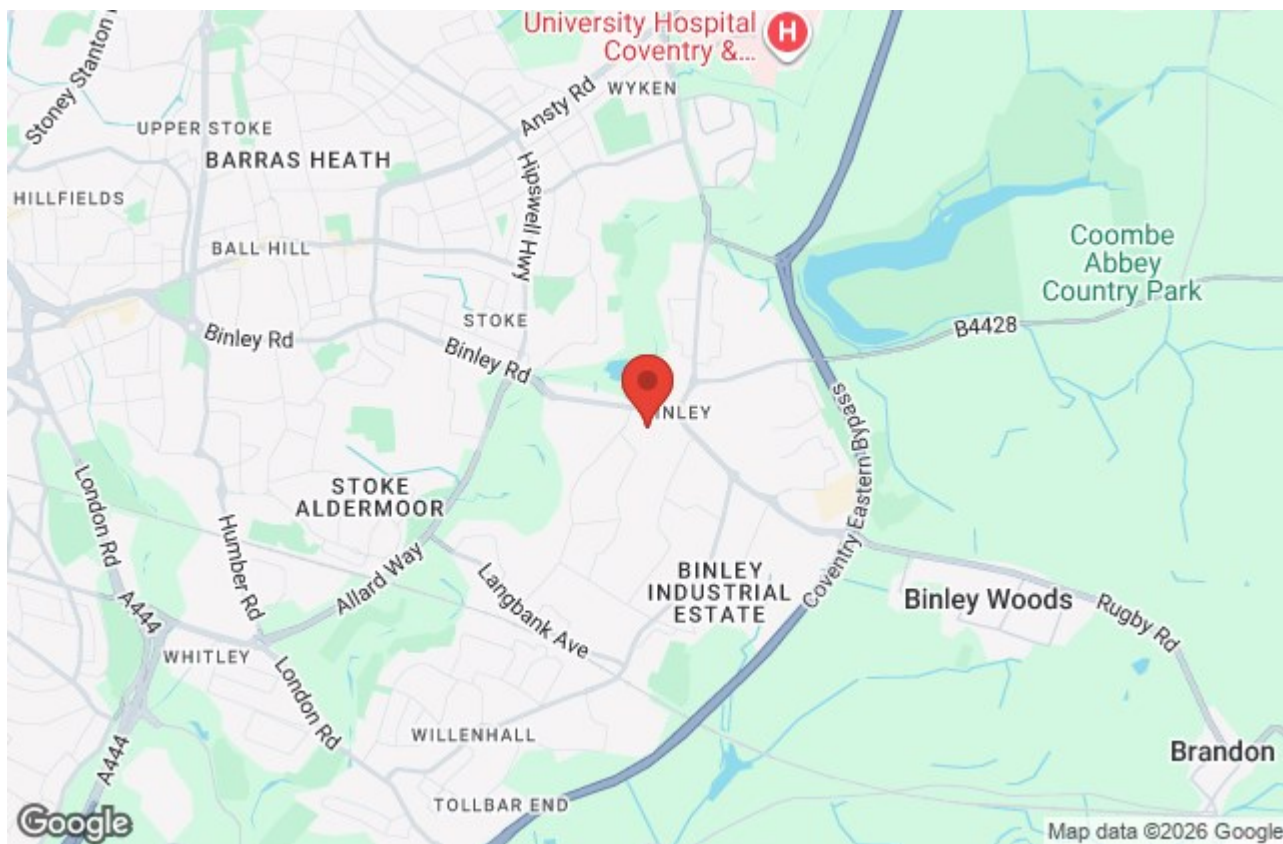
St Bartholomew's Church of England Academy - a well-regarded primary school with a strong community focus.

Blue Coat Church of England School and Bishop Ullathorne Catholic School - both popular secondary options within easy reach.

The property benefits from excellent transport connections. Binley offers convenient access to the A46, M6, and M69 motorways, making travel to Birmingham, Leicester, and the wider Midlands area quick and straightforward. Coventry railway station is also within easy reach, offering regular services to London and major cities across the UK.







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