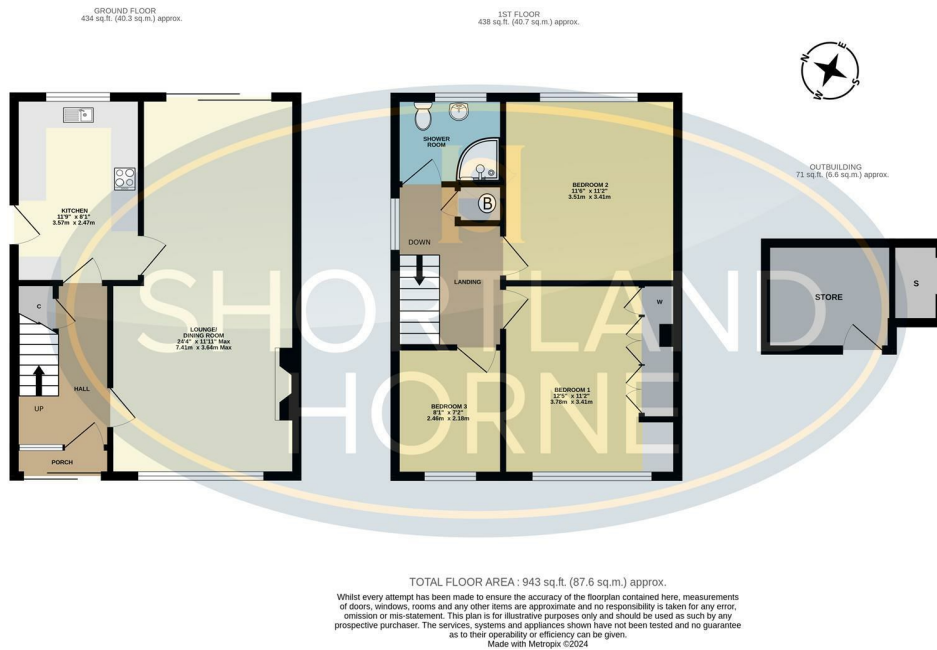


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 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.

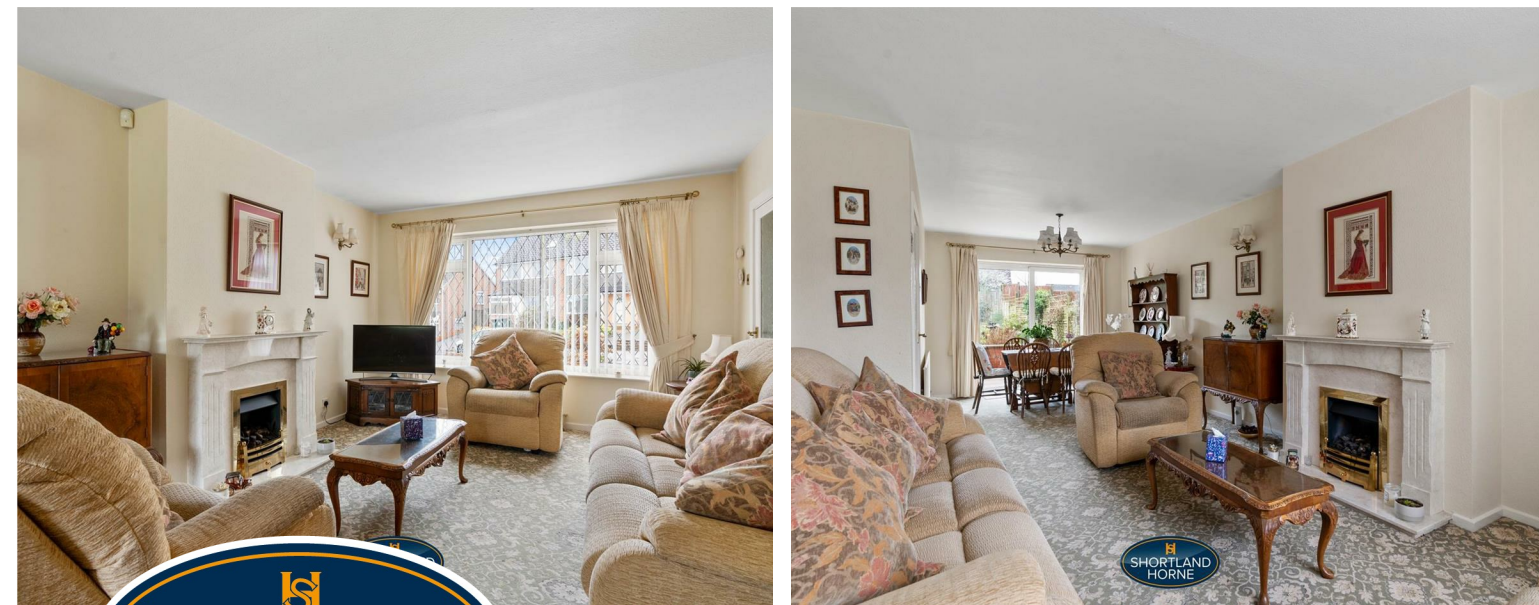
### Appliances

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.

### 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 practices 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.



**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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**Theddingworth Close**  
**Ernesford Grange CV3 2GF**



**£275,000**

**Bedrooms 3  
Bathrooms 1**

Nestled within a peaceful cul-de-sac situated between Oxendon Way and Princethorpe Way, this much loved three-bedroom semi-detached home presents an idyllic retreat for contemporary family living. Ideally positioned close to excellent schools, shops, superb road links, and just a short drive to the University Hospital, this residence seamlessly combines convenience with serenity.

Upon entering, you're greeted by a welcoming entrance hall that sets the tone for the home's inviting atmosphere. The ground floor unfolds to reveal a generously sized lounge/dining room, where abundant natural light streams through large windows. Relax on comfortable sofas in front of the fire, while the dining area, accessed through French doors, offers a delightful view of the surroundings.

The kitchen beckons with its practical layout, providing ample space for culinary endeavors. Picture yourself preparing delicious meals amidst the soothing ambiance of this delightful home, complete with quality shaker style units and fully integrated appliances including an oven, hob, fridge, freezer, dishwasher, and washing machine.

Ascend the stairs to the first floor, where you'll find three bedrooms and a modern shower room. The master bedroom offers a serene retreat, featuring a full-width fitted wardrobe and ample space for a large bed. Two additional bedrooms are bathed in natural light, providing comfortable accommodations for family members or guests. The modern shower room is designed for rejuvenation, making daily routines a pleasure.

Outside, the property offers both practicality and charm. The front driveway leads to a carport comfortably accommodating two cars, while the rear garden serves as a verdant oasis, primarily laid to lawn with a welcoming patio area. Here, you can bask in the sun, enjoy alfresco dining, or simply appreciate the tranquil surroundings. A convenient brick built store adds to the property's functionality, while a timber fence surround ensures privacy and security.

In summary, this property epitomises the ideal family home. With its tranquil location and convenient amenities, it offers a harmonious blend of comfort and tranquility. Don't miss the chance to turn this retreat into your forever home—begin creating cherished memories today!

**GOOD TO KNOW:**

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Driveway
- Council Tax Band: C
- EPC Rating: D
- Total Area: Approx. 943 Sq. Ft



**GROUND FLOOR**

- Porch
- Hallway
- Lounge/Dining Room 24'4 x 11'11 (max)
- Kitchen 11'9 x 8'1

**FIRST FLOOR**

- Landing
- Bedroom 1 12'5 x 11'2

- Bedroom 2 11'6 x 11'2
- Bedroom 3 8'1 x 7'2

**SHOWER ROOM**

- OUTSIDE
- Rear Garden
- Car Port
- Driveway