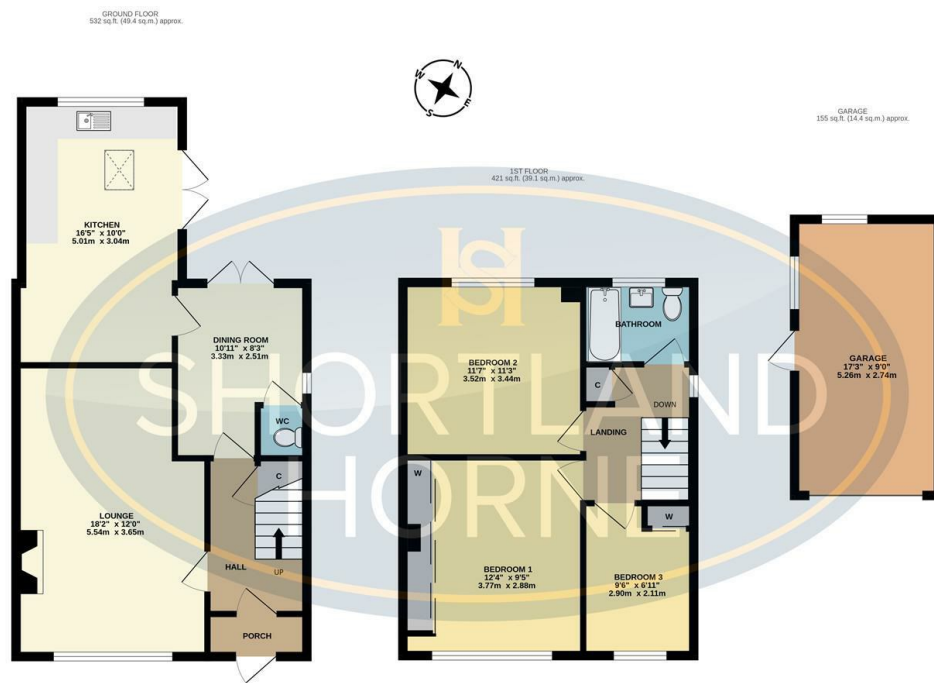


Floor Plan



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Mergim 2024.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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 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.

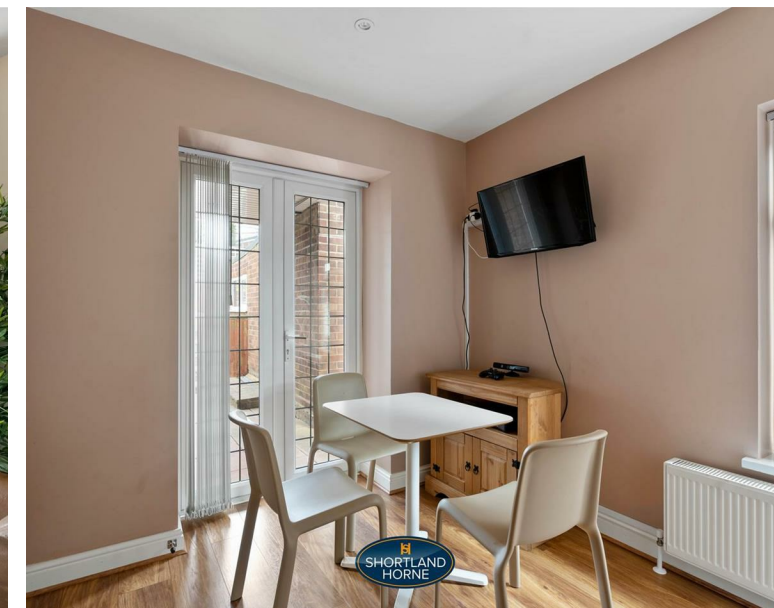
Appliances

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:
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 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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Saddington Road
Ernesford Grange CV3 2GG



£280,000

**Bedrooms 3
Bathrooms 1**

Nestled along a peaceful street in Ernesford Grange, this delightful three-bedroom semi-detached home offers over 1100 square feet of living space, complete with well-proportioned rooms and an elevated rear garden, accompanied by a garage and driveway.

Upon entering, the inviting hallway welcomes you, perfect for greeting friends and family. The light-filled living room is the first stop, boasting ample space for a large sofa and benefiting from abundant natural light streaming through the generous bay window. Stay cosy during colder months with the gas fire and plush carpet, while inset spotlights add a modern touch to the room.

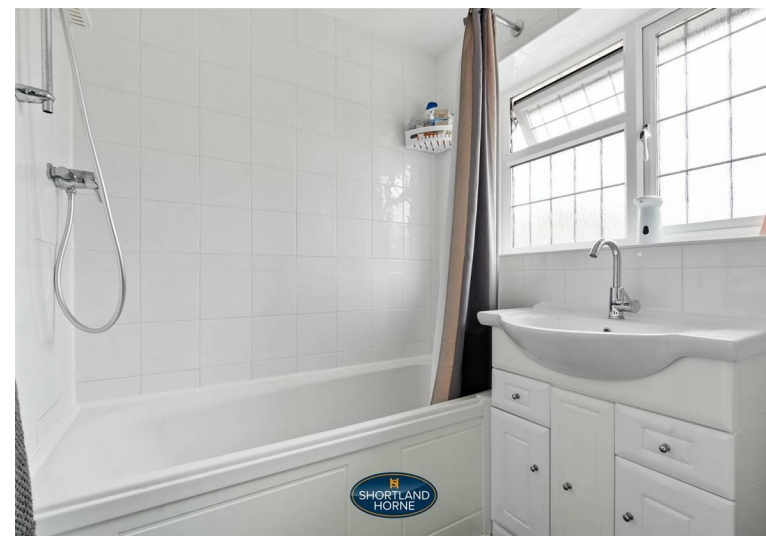
Adjacent to the living area, the versatile dining room doubles as a games room, featuring a convenient WC nearby and French doors leading to the garden. The extended kitchen is a chef's delight, equipped with a matching range of wall and base units, roll top work surfaces, tiled splashbacks, stainless steel sink with mixer tap, electric oven, five-ring gas hob with extractor hood, and ample space for appliances. A skylight and French doors enhance the space with natural light and easy access to the garden.

Upstairs, via the carpeted stairs, you'll find three bedrooms, two of which are doubles, all adorned with carpeting and inset spotlights. The main bedroom, positioned at the front, enjoys a large window and a built-in wardrobe. The family bathroom features a white three-piece suite with a panelled bath and shower over, along with a basin with vanity below. Additionally, a sliding loft ladder provides access to a boarded loft with electrics, offering practical storage space.

Outside, the property's spacious and elevated rear garden is perfect for outdoor entertaining, boasting two seating areas - one decked and one patio - ideal for social gatherings. Ascend the steps to the raised lawn area, a perfect play space for children. A brick-built garage with an up-and-over door provides ample storage for garden tools and furniture.

Conveniently located near amenities and green spaces, this home is ideal for families. Close to Ernesford Grange Primary and Ernesford Grange Academy (secondary), multiple bus routes, easy access to the M6 & M60, and proximity to the University Hospital and Warwickshire Retail Park, it offers a well-connected and accessible lifestyle.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: Looking for a property to buy
 Parking Arrangements: Driveway
 Council Tax Band: C
 EPC Rating: C
 Total Area: Approx. 1108 Sq. Ft



GROUND FLOOR

Hallway
 Lounge 18'2 x 12'
 Dining Room 10'11 x 8'3
 Kitchen 16'5 x 10'
 WC

FIRST FLOOR

Landing

Bedroom 1 12'4 x 9'5
 Bedroom 2 11'7 x 11'3
 Bedroom 3 9'6 x 6'11
 Bathroom
OUTSIDE
 Garage 17'3 x 9'
 Rear Garden
 Driveway