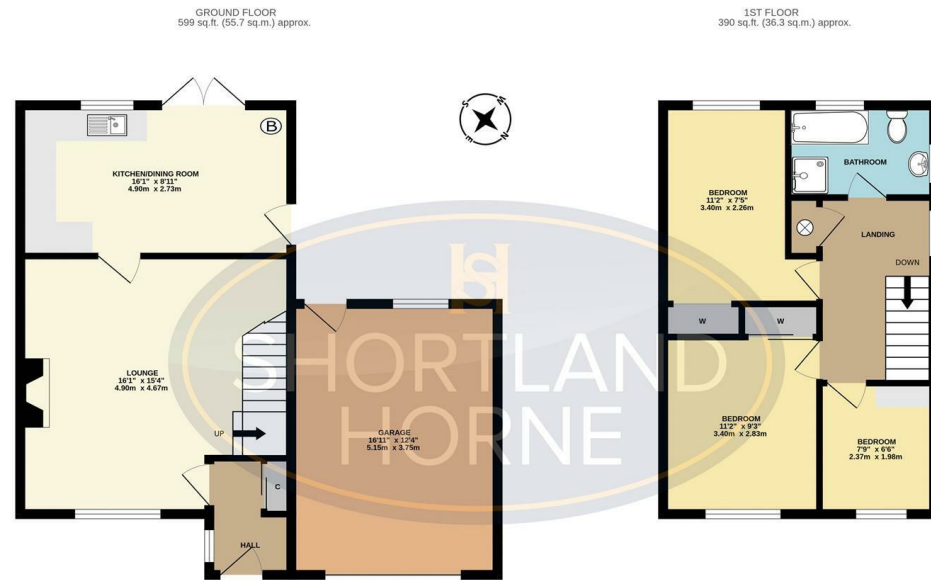


## Floor Plan



TOTAL FLOOR AREA: 989 sq.ft. (91.9 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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should not 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 Metropix 12021

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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 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.

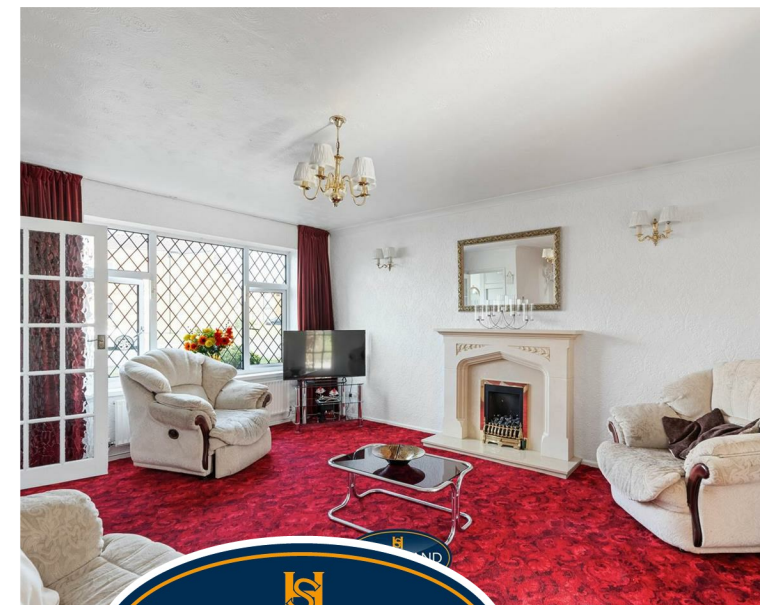
### Appliances

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

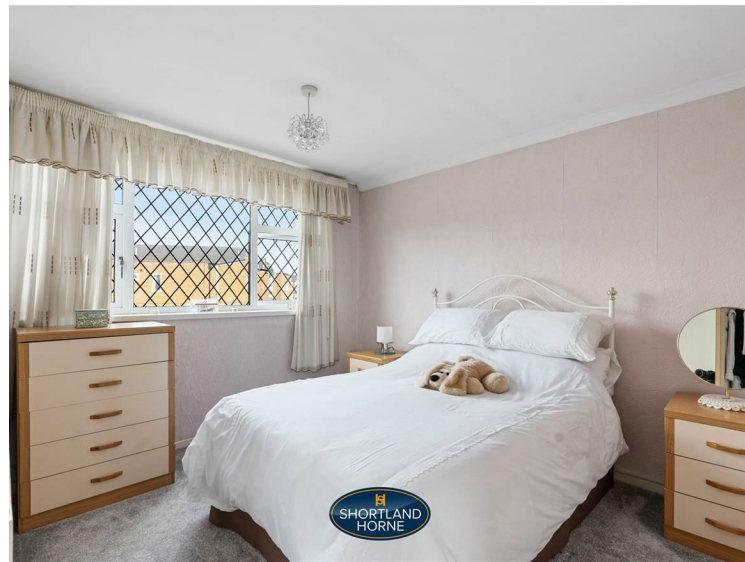
**visit:** shortland-horne.co.uk

follow us  



follow us  

**Garth Crescent**  
**Ernesford Grange CV3 2PP**



## £275,000 | Bedrooms 3 Bathrooms 1

Located in popular Garth Crescent, Ernesford Grange, Coventry, this delightful three-bedroom semi-detached family home is a true gem waiting to be discovered. Built in 1971 and occupied by the current owner from new, this property has been lovingly maintained and offers a perfect blend of comfort and potential.

The property is situated close to JLR and UHCW, good local schools and shops are closeby and is offered for sale with NO CHAIN.

As you step inside, you are greeted by a spacious lounge, ideal for relaxing with loved ones or entertaining guests. The well-appointed kitchen provides the perfect space to unleash your culinary skills and create delicious meals for family and friends.

With three comfortable bedrooms, there is ample space for the whole family to unwind and recharge. The upstairs family bathroom ensures convenience for all residents.

One of the standout features of this property is the large back garden, offering a tranquil retreat where you can enjoy the outdoors and is a great space for the kids to play. The potential to extend the property further adds to the allure, allowing you to tailor the property to your specific needs and desires.

Parking will never be an issue with the double garage and off-road parking facilities, providing space for two vehicles effortlessly.

Don't miss the opportunity to make this house your home and create a lifetime of happiness in this wonderful property. Book a viewing today and step into the future of comfortable living in the heart of Ernesford Grange.

### GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Off Road Parking
- Garage Details: Double Garage
- Garden Direction: South West
- Council Tax Band: C
- EPC Rating: D
- Total Area: Approx. 989 Sq. Ft



### GROUND FLOOR

- Hall
- Lounge 16'1 x 15'4
- Kitchen/Dining Room 16'1 x 8'11

### FIRST FLOOR

- Landing
- Bedroom 1 11'2 x 9'3

- Bedroom 2 11'2 x 7'5
- Bedroom 3 7'9 x 6'6

- Bathroom
- OUTSIDE
- Garage 16'1 x 12'4
- Rear Garden
- Driveway