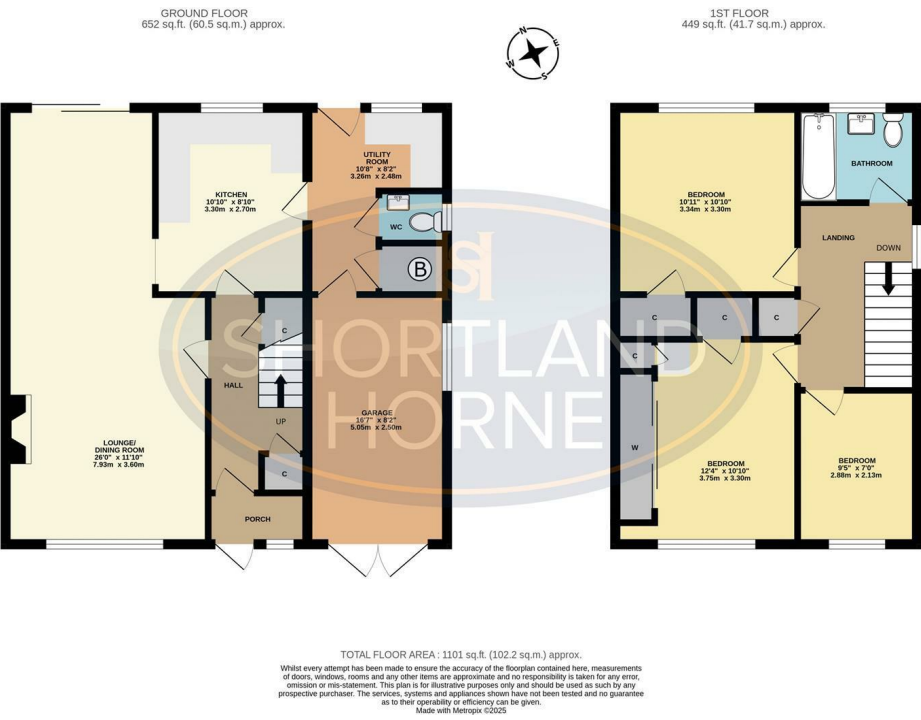
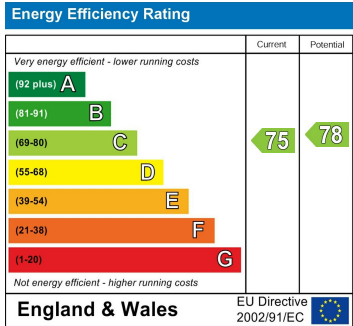


Floor Plan



EPC



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.

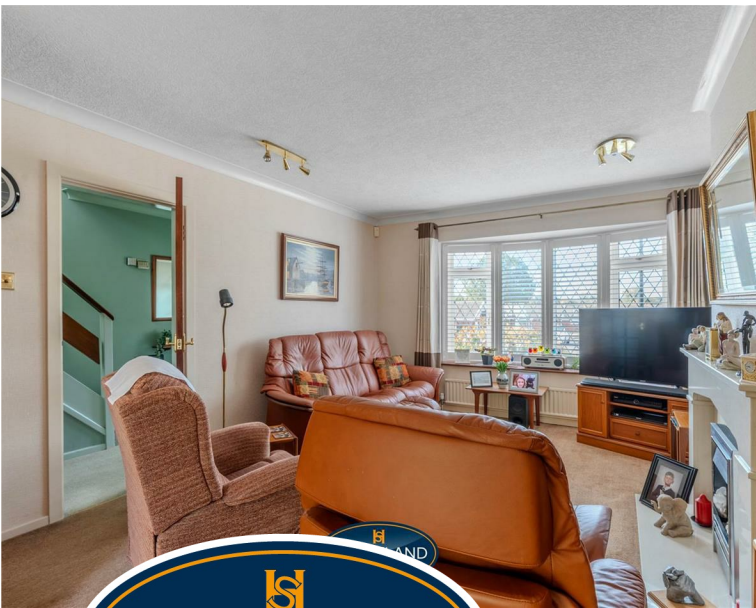
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



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Quorn Way
Ernesford Grange CV3 2JU



£292,500

Bedrooms 3
Bathrooms 1

There's a certain charm about a home that has been cherished by the same family for decades. Stepping into this three-bedroom semi-detached house on Quorn Way, you immediately feel its story, of laughter-filled family dinners, summers spent with the patio doors open to the garden, and cosy winter evenings beside the glow of the gas fireplace. Lovingly maintained since 1973, this home combines warmth and practicality, offering a bright, airy space that is ready for a new chapter.

From the outside, the property is welcoming and practical, with a block-paved driveway for two cars leading to a garage with traditional double steel doors. The quiet, friendly street hints at the community spirit that makes Ernesford Grange such a sought-after area.

Step through the porch into a welcoming hallway, where natural light spills across soft, neutral carpet. The lounge and dining room flow seamlessly, anchored by a traditional bay window to the front and sliding patio doors to the rear, inviting the private garden inside. The gas fireplace adds a cosy focal point, perfect for winter evenings, while the generous proportions accommodate both relaxed family life and entertaining.

The kitchen is functional and well-equipped, with plenty of storage, a Neff double oven, and a four-ring gas hob. From here, a door opens to a substantial utility extension, providing an extensive laundry area and internal access to the garage. Complete with a sink and its own downstairs WC, this space makes everyday routines effortless and efficient, a thoughtful feature for busy family life.

Upstairs, the home continues its sense of comfort and practicality. Carpeted stairs and landing lead to three bedrooms. The principal bedroom is a generous double, with built-in wardrobe and cupboard storage. The second double bedroom overlooks the garden, offering a tranquil view, while the third bedroom is a versatile single, perfect as a nursery, child's room, or home office. The family bathroom is fitted with a clean white suite and shower over bath, reflecting the home's well-maintained, homely character while offering scope for modernisation.

The rear garden has been designed with ease in mind. A paved area framed by mature shrubs creates a private, low-maintenance retreat ideal for al fresco dining, summer play, or quiet reflection. At the front, the block-paved driveway ensures convenient parking, complementing the garage for additional storage or hobby space.

Local education options, including Ernesford Grange Community Academy and several nearby primary schools, make school runs simple and convenient. Everyday shopping is straightforward with local stores and supermarkets close at hand, while excellent transport links and easy access to the A46, Binley Road, and M69 ensure commuting or trips into the city are stress-free.

Practicalities such as solar panels, a thoughtfully extended utility room, and a naturally bright layout ensure the home is not only welcoming but also future-proofed for family life. While some gentle modernisation would allow the next owners to stamp their style on the property, the solid structure, homely feel, and quiet, private location offer a perfect foundation for family living.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy
Parking: Driveway
Council Tax Band: C



GROUND FLOOR			
Porch		Landing	
Hallway		Bedroom 1	12'4 x 10'10
Lounge/Dining Room	26' x 11'10	Bedroom 2	10'11 x 10'10
Kitchen	10'10 x 8'10	Bedroom 3	9'5 x 7'
Utility Room	10'8 x 8'2	Bathroom	
WC		OUTSIDE	
FIRST FLOOR		Garage	16'7 x 8'2
		Rear Garden	
		Driveway	