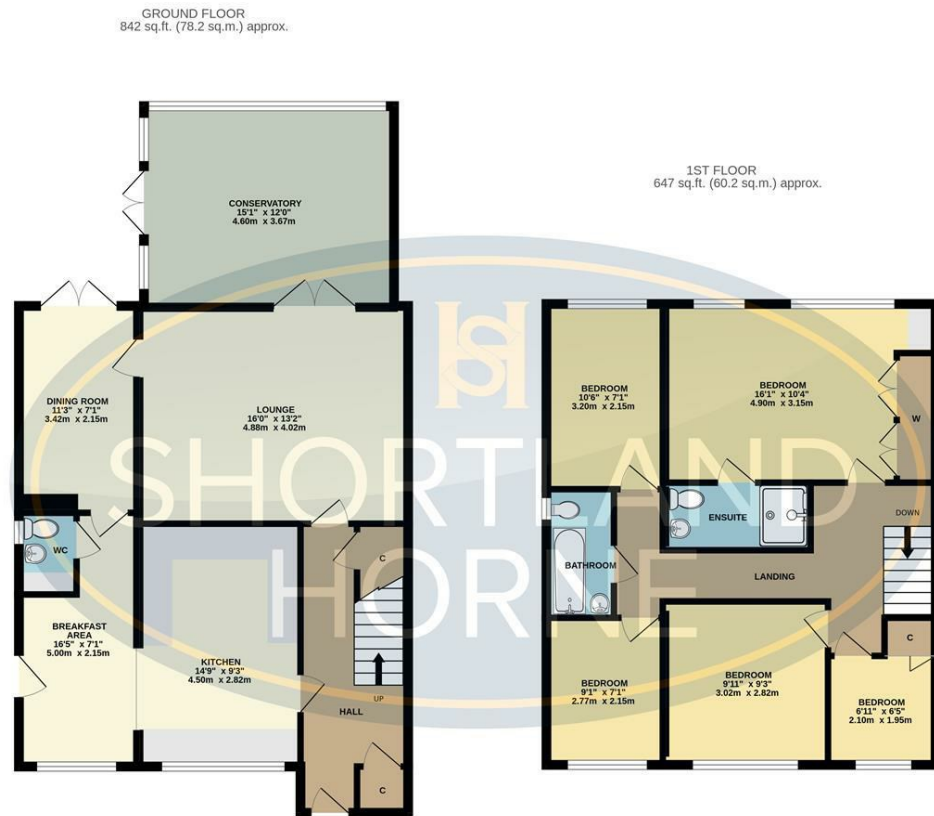


Floor Plan



TOTAL FLOOR AREA: 1,490 sq.ft. (138.4 sq.m.) approx.
 While 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 Metropix C2020

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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.

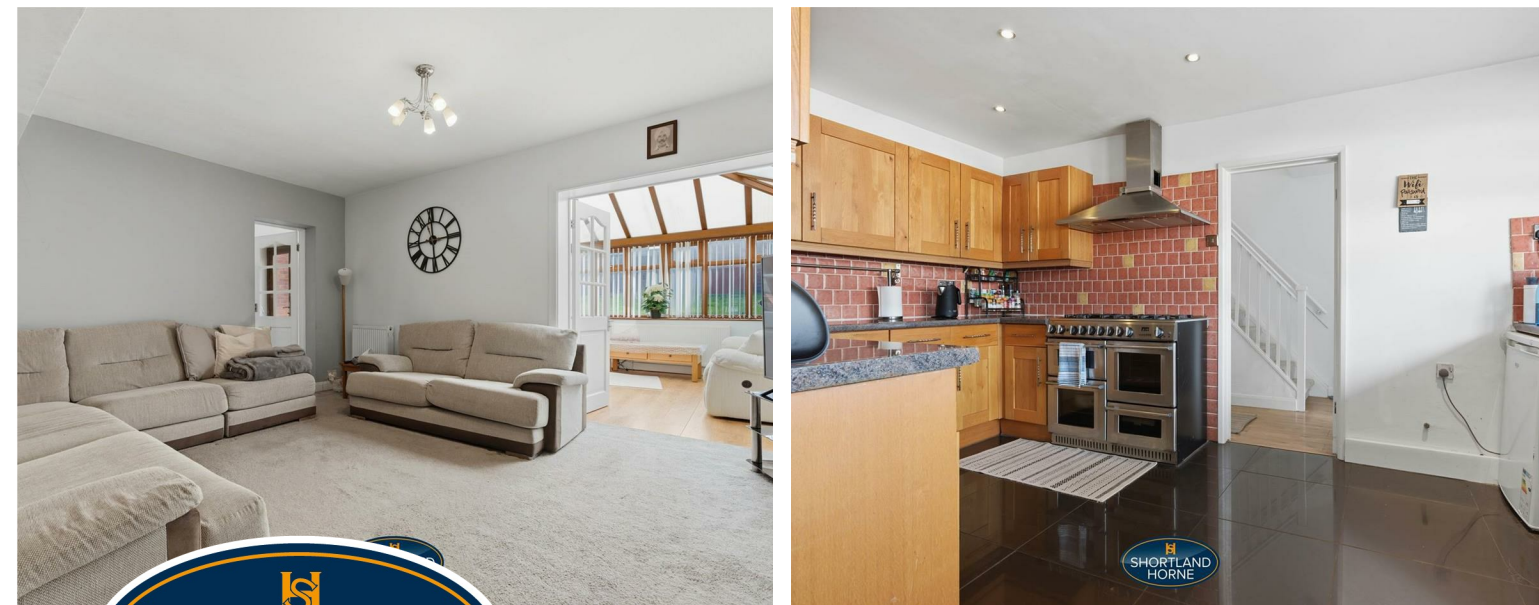
Appliances

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

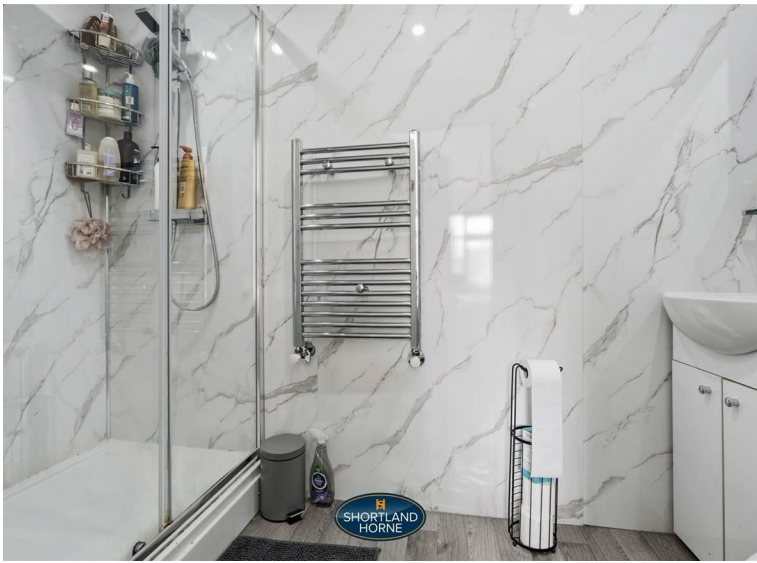
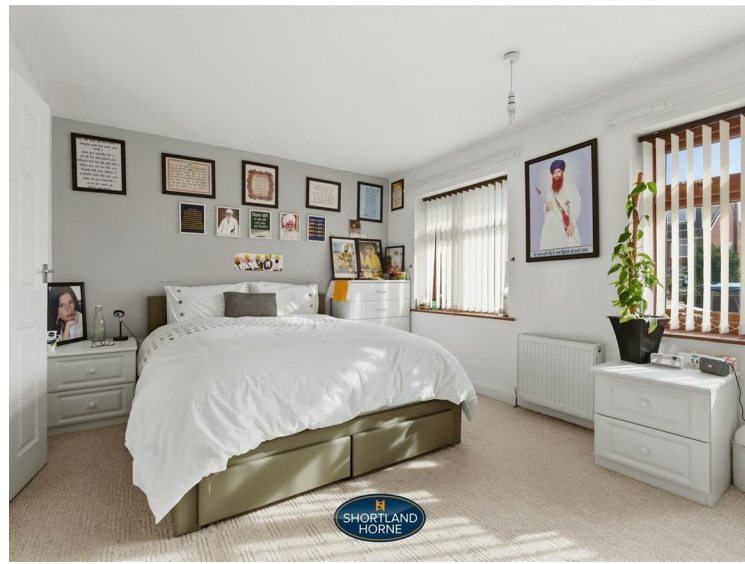
call: 02476 442 288
email: sales@shortland-horne.co.uk
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Grano Close
CV3 2GU



£350,000

Bedrooms 5
Bathrooms 2

Some homes simply give you space. Others give you a feeling. This one manages to do both, effortlessly. Set within a quiet cul de sac in the ever popular Ernesford Grange, this extended five bedroom semi detached home offers a lifestyle that feels as easy as it is inviting, where busy mornings, relaxed evenings, and everything in between find their perfect place.

Step through the front door and you're welcomed by a bright hallway, where clever built in storage keeps everyday life effortlessly organised. Ahead, the home begins to unfold in a way that feels both spacious and intuitive. The kitchen sits proudly at the front, dressed in timeless wood shaker style units, with tiled floors underfoot and soft spotlights above creating a calm, functional space where morning coffees turn into slow weekend brunches. Just beyond, the breakfast room becomes the natural hub of the home, connecting seamlessly to the dining area, making it easy to imagine laughter drifting between rooms during family meals or dinner parties with friends.

The dining room itself opens out through French doors, inviting the outside in and setting the tone for summer evenings that stretch long into the night. And then there's the lounge, a generously sized sanctuary with plush carpets and soft tones, where you can unwind at the end of a busy day. French doors lead you into the conservatory, a light filled haven that feels like a sunroom all year round. Whether it's a quiet morning with a book or a lively gathering spilling out into the garden, this is a space that adapts to your mood and your moment.

Upstairs, the sense of comfort continues. The principal bedroom is a true retreat, complete with built in wardrobes and a beautifully finished en suite, newly updated in November 2024 with elegant marble effect walls and sleek fittings that add a touch of everyday luxury. Four further bedrooms offer incredible flexibility, with generous doubles providing space for growing children or visiting guests, while the fifth bedroom lends itself perfectly as a nursery, home office, or that dream dressing room you've always imagined. The family bathroom is perfectly placed to serve the rest of the household, finished in clean, neutral tones with a white three piece suite and shower over the bath, making busy mornings and relaxed evening routines equally effortless.

Outside, the garden feels like a natural extension of the home's personality. A patio area greets you as you step out, perfect for al fresco dining or a spontaneous barbecue. The lawn stretches out beyond, offering plenty of room for children to play or simply to enjoy a bit of greenery under open skies. The covered timber lean to adds a practical yet charming touch, giving you sheltered space for storage or even a cosy outdoor nook when the British weather decides to be unpredictable.

The double storey extension has been thoughtfully designed to enhance both space and flow, ensuring this home grows with you rather than outgrowing you. And with a driveway that comfortably accommodates multiple vehicles, practicality is never compromised.

Beyond the front door, the location quietly delivers everything you could need. With excellent road links via the A46, nearby schools including Ernesford Primary and Secondary, and a host of amenities from the Warwickshire Retail Park to the Alan Higgs Leisure Centre, daily life becomes that little bit easier. Add in the nearby hospital and golf course, and you have a setting that balances convenience with calm.



GROUND FLOOR

Kitchen	14'9 x 9'3
Breakfast Area	16'5 x 7'1
Dining Room	11'3 x 7'1
Lounge	16' x 13'2
Conservatory	15'1 x 12'

WC

FIRST FLOOR

Bedroom 1	16'1 x 10'4
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En-Suite

Bedroom 2	9'11 x 9'3
Bedroom 3	16'10 x 7'1
Bedroom 4	9'1 x 7'1
Bedroom 5	6'11 x 6'5

Family Bathroom

OUTSIDE

Rear Garden
Driveway