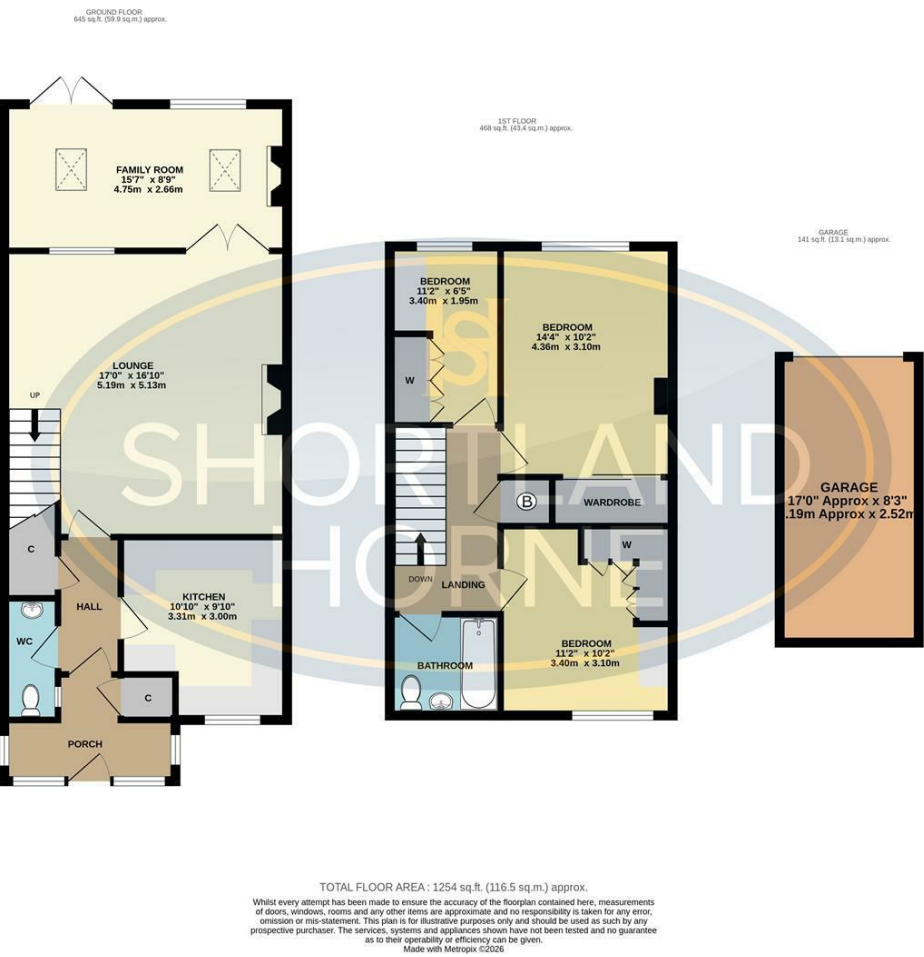
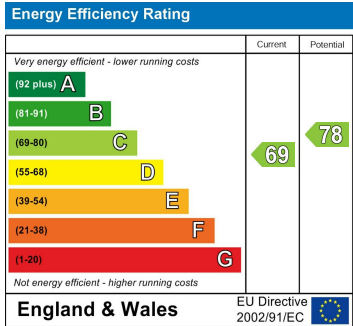


Floor Plan



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.



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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Glebefarm Grove
CV3 2NE



£250,000

Bedrooms 3
Bathrooms 1

Picture yourself turning off into a peaceful cul de sac on Glebefarm Grove in Binley, where everything seems to slow down just enough for life to feel a bit more breathable. A neat block paved frontage welcomes you in, with a walkway looking out towards open green views at the front, setting a calm, easy tone before you have even stepped inside. There is a car port and a brick built garage tucked neatly away too, the kind of practical touches that quietly make life simpler without ever shouting about it.

Step through the front porch and into a hallway that immediately gives you that reassuring sense of space. A handy ground floor WC sits just off the hallway, perfect for busy mornings or when guests are over. The lounge sits at the heart of the home, bright and comfortable with fresh white walls and soft grey carpet underfoot. A gas fire, currently capped, sits as a focal point, while double doors draw you through into the extended family room, creating that lovely feeling of flow and connection between spaces.

The family room feels like the real social hub of the home, the sort of place where everyday life naturally gathers. It works beautifully as a dining space or second sitting area, with pine floorboards. Two skylights pour in natural light from above, giving it a soft, airy feel throughout the day, while French doors open straight onto the rear garden, making summer evenings feel like an easy extension of the indoors. It is a space that invites long chats, shared meals, and relaxed weekends without effort.



GROUND FLOOR		Bedroom 1		14'4 x 10'2
Porch		Bedroom 2		11'2 x 10'2
Hall		Bedroom 3		11'2 x 6'5
WC		Bathroom		
Kitchen	10'10 x 9'10	OUTSIDE		
Lounge	17' x 16'10	Rear Garden		
Family Room	15'7 x 8'9	Garage		17' (approx) x 8'3
FIRST FLOOR		Car Port		
		Rear Garden		