

## Floor Plan



TOTAL FLOOR AREA: 846 sq. ft. (78.6 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 Metropix (2020)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(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.



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**Glenmore Drive**  
**CV6 6LX**



**£270,000**

**Bedrooms 3  
Bathrooms 1**

Imagine opening the French doors on a warm summer evening, the scent of colourful flowers drifting across the patio, birds singing from the mature trees beyond, and not a neighbour in sight. This is the everyday backdrop at Glenmore Drive. Nestled within a quiet and friendly neighbourhood, this charming three bedroom semi-detached home combines comfort, practicality, and a wonderful sense of privacy. Beautifully maintained throughout and filled with natural light, it offers buyers the rare opportunity to move straight in and immediately start enjoying everything that makes a house feel like home.

Stepping through the front door, a neat entrance hall provides a welcoming introduction to the property and leads effortlessly into the accommodation beyond. From the moment you enter, there is a noticeable feeling of warmth and care that runs throughout the home, reflecting years of careful ownership and attention.

The heart of the home is undoubtedly the lounge and dining room, which stretches the full length of the property and offers a wonderfully versatile living space. Sunlight streams through the windows throughout the day, creating an inviting atmosphere that changes beautifully with the seasons. At one end, the electric fireplace and elegant Laura Ashley feature wallpaper create a cosy focal point for relaxing evenings, while at the other, the dining area sits perfectly positioned beside the kitchen and enjoys direct access to the garden through French doors. Whether hosting friends for dinner, enjoying a family celebration, or simply unwinding after a busy day, this is a room that adapts effortlessly to every occasion.

The kitchen is practical, well planned, and designed with everyday living in mind. Featuring timeless shaker style cabinetry, tiled splashbacks, an integrated Bosch fridge freezer, and space for additional appliances, it offers everything needed for modern life while maintaining a welcoming and homely feel. A door provides convenient access to the garden, making summer entertaining and outdoor dining wonderfully easy.

Upstairs, a carpeted staircase leads to the first floor landing, where a useful airing cupboard houses the boiler and provides valuable storage. The principal bedroom offers comfortable accommodation with space for a double bed and the added benefit of a built in wardrobe. The second bedroom is another generous double room, ideal for family members or guests, while the third bedroom provides excellent flexibility as a child's bedroom, nursery, dressing room, or home office for those working remotely.

The family bathroom is clean, fresh, and well presented, featuring attractive tiled walls, a white three piece suite, and a shower positioned over a practical P shaped bath, creating a space that is both functional and comfortable.

Outside is where this home truly comes into its own. The rear garden feels like a private oasis, offering a level of tranquillity that is increasingly difficult to find. A block paved patio provides the perfect spot for morning coffee, weekend barbecues, or simply sitting back and enjoying the peaceful surroundings. Colourful flower beds and established borders bring interest and colour throughout the year, while mature trees in the distance create a wonderful natural backdrop. With a high degree of privacy and the gentle soundtrack of local wildlife, the garden offers a place to escape, unwind, and reconnect with nature without ever leaving home. Side access leads conveniently to the driveway, while a side door provides access into the garage.

The brick built garage features an up and over door and offers excellent storage, workshop potential, or secure parking. To the front, a block paved driveway provides off road parking alongside a lawned area which could be adapted to create additional parking if desired.

Perfectly placed for first time buyers, young families, and professionals alike, the property enjoys easy access to Grangehurst Primary School, Foxford Community School, Longford Park, Arena Retail Park, the A444, and the M6, making commuting, shopping, and family life refreshingly convenient.



**GROUND FLOOR**

Hall  
Lounge/Dining Room 24'8 x 11'6  
Kitchen 8'10 x 7'1

**FIRST FLOOR**

Landing  
Bedroom 1 11'8 x 8'6  
Bedroom 2 11'1 x 8'6

Bedroom 3

Bathroom

**OUTSIDE**

Garage 17'9 x 8'2  
Rear Garden  
Driveway

7'7 x 5'10