

Floor Plan



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 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 C2026

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
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.

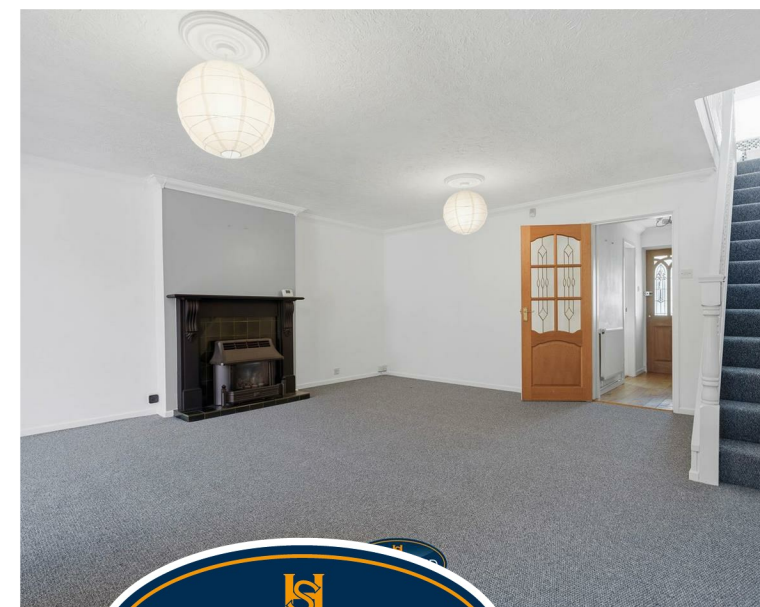
Appliances

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
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Other branches:
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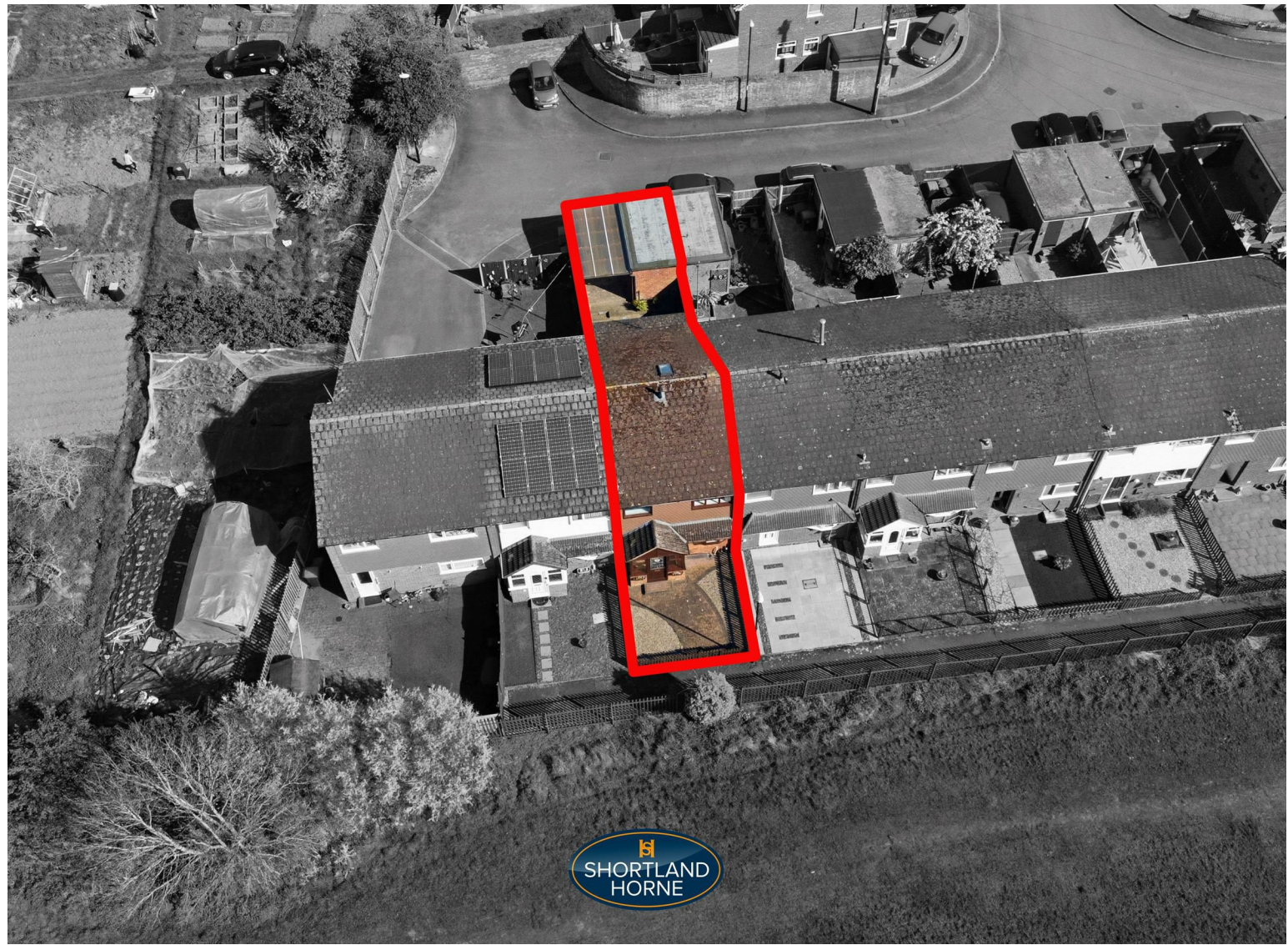
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

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

Porch

Hall

WC

Kitchen

Lounge

Family Room

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

OUTSIDE

Rear Garden

Garage

Car Port

Rear Garden

14'4 x 10'2

11'2 x 10'2

11'2 x 6'5

17' (approx) x 8'3