



**Connells**

Rudgard Road  
Longford Coventry



Rudgard Road  
Longford Coventry CV6 6PN

for sale offers over  
**£390,000**



### Property Description

Situated in a peaceful cul-de-sac in Longford, this stunning four-bedroom detached home has a spacious driveway and integral garage. The beautifully maintained home has a south-facing rear garden, solar panels and good size accommodation. Internally this home has two reception rooms, fully integrated kitchen, ground floor wc, master bedroom with ensuite, three further bedrooms and a family bathroom. The property also benefits from an internal lift which provides access from the garage to bedroom four. This home has to be viewed to be appreciated.

### Approach

Double glazed composite door leading to:

### Entrance Hall

Stairs rising to the first floor, central heating radiator and doors leading to:

### Cloakroom

Low level wc, wash hand basin, extractor fan, central heating radiator and double glazed window to the front aspect.

### Dining Room

12' 5" into bay x 8' 9" ( 3.78m into bay x 2.67m )

Double glazed bay window to the front aspect and central heating radiator.

### Lounge

17' 7" max x 13' ( 5.36m max x 3.96m )

Double glazed french doors leading to the rear garden, two central heating radiators and gas feature fireplace.

### Kitchen

13' 6" x 10' 9" ( 4.11m x 3.28m )

The kitchen comprises of a range of wall and base mounted units incorporating a one and a half bowl stainless steel sink drainer unit with granite worksurfaces and tiles splashbacks,

gas hob with hood above, electric oven, integrated dishwasher, washing machine and fridge, central heating radiator, composite door to side and double glazed window to the rear aspect.

### First Floor Landing

Access to a part boarded loft space which has a light via a pull down ladder and doors to:

### Bedroom One

12' 4" max x 11' 2" ( 3.76m max x 3.40m )

Two double glazed windows to the front aspect, range of fitted wardrobes, central heating radiator and door to:

### Ensuite

Having granite tops and being tiled and comprises of a shower cubicle, low level wc, wash hand basin set within a vanity unit, central heating radiator with heated towel rail and double glazed window to the front aspect.

### Bedroom Two

9' 4" x 9' 2" ( 2.84m x 2.79m )

Double glazed window to the rear aspect, fitted wardrobe and central heating radiator.

### Bedroom Three

8' 2" x 7' 10" ( 2.49m x 2.39m )

Double glazed window to the rear aspect, central heating radiator and fitted wardrobe.

### Bedroom Four

8' 8" x 7' 11" ( 2.64m x 2.41m )

Double glazed window to the front aspect, central heating radiator, access from the floor lift and a fitted wardrobe.

## Bathroom

Being tiled and comprising of a bath with mixer shower over, low level wc, wash hand basin set within a vanity unit, central heating radiator and a double glazed window to the rear aspect.

## Outside

To the front of the property is a driveway providing off road parking and a lawned area with borders.

To the rear is a south facing garden with a large patio area beyond being laid to lawn.

## Garage

16' 4" x 7' 11" ( 4.98m x 2.41m )

Having power, light, electric roller door and access to the lift for the first floor.

## Agents Note

Please note that there are 18 solar panels that have been in place for 14 years and are on a rental agreement.







**Ground Floor**



**First Floor**

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38 New Union Street  
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EPC Rating: C Council Tax  
 Band: D

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Tenure: Freehold



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