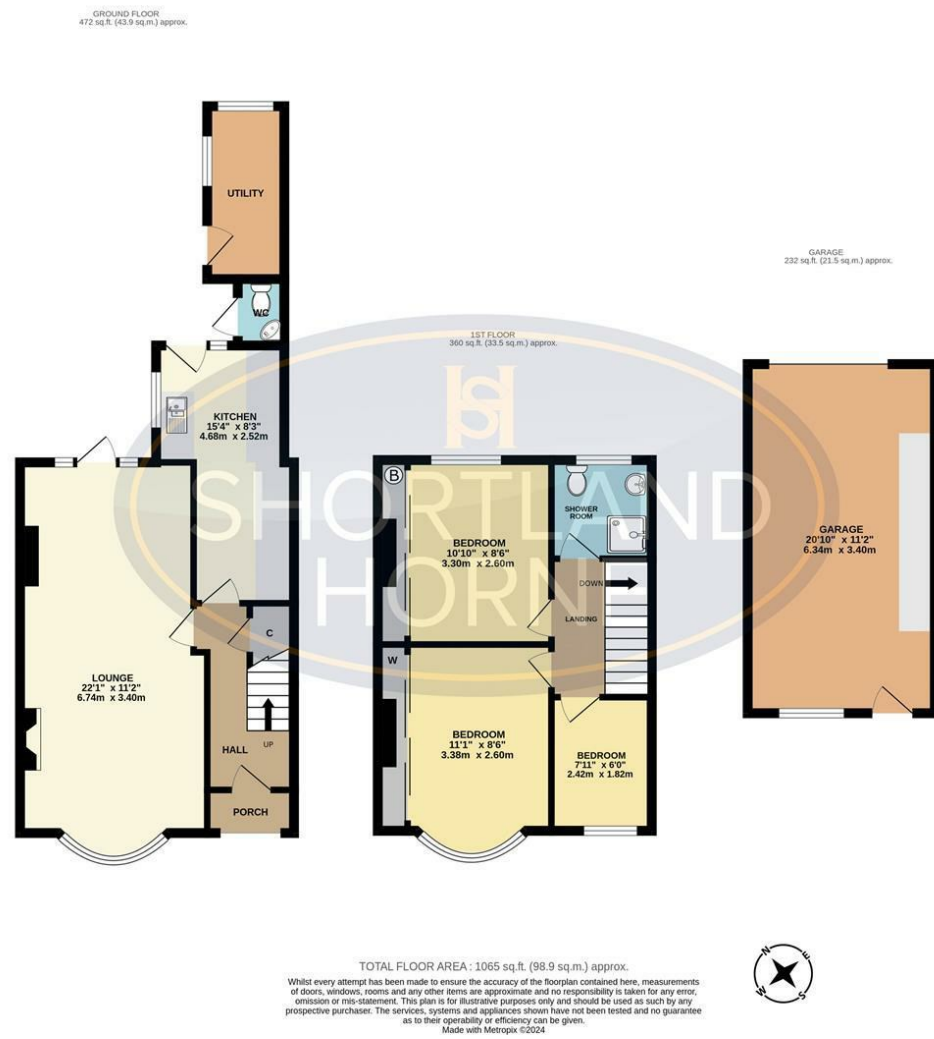


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

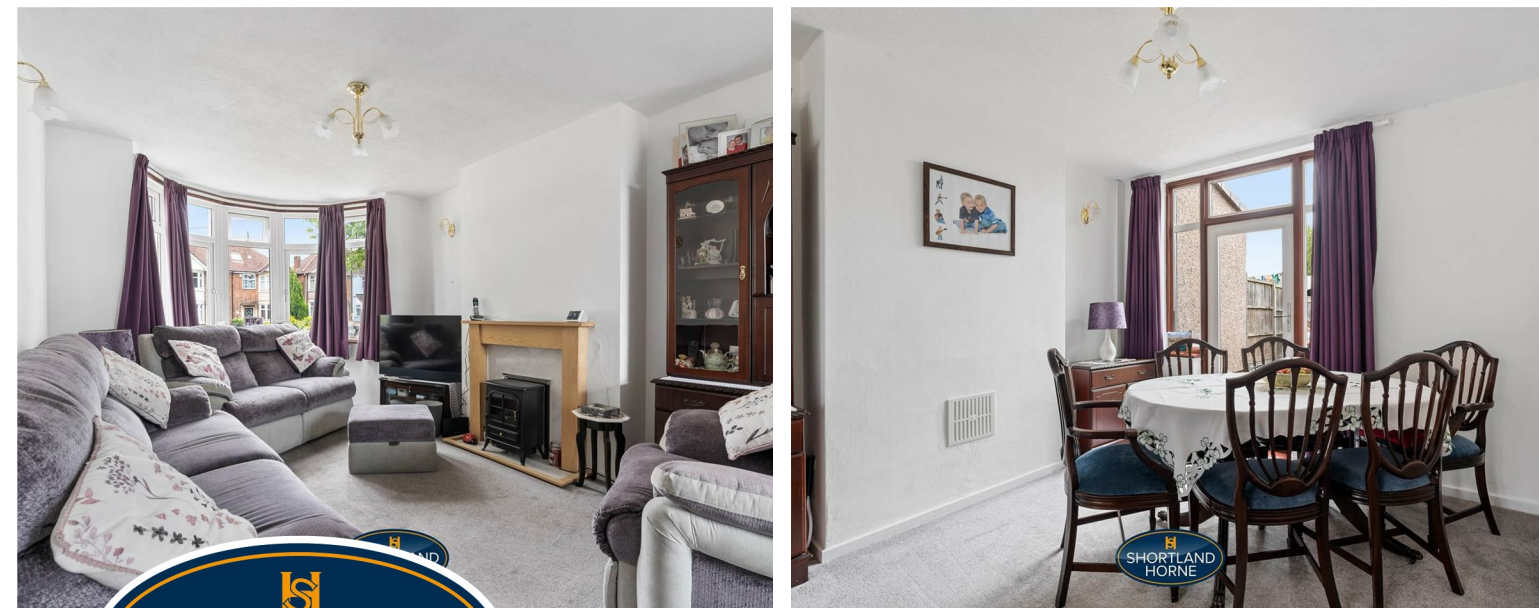
Appliances

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
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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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Longfellow Road
CV2 5HL



£250,000

Bedrooms 3
Bathrooms 1

Longfellow Road presents a charming traditional home in the desirable Poets Corner area, cherished by its current owner for over five decades and offered without a chain. This property seamlessly combines modern comforts with timeless charm, ensuring both comfort and convenience.

Approaching the house, you're greeted by an astro turf front garden leading to a storm porch via six low steps. Inside, a welcoming hallway guides you into the spacious lounge/dining room, perfect for gatherings or family meals with its natural flow. The lounge is brightened by a large bay window and patio doors opening to the rear garden, creating a welcoming ambiance.

The modern galley kitchen boasts easy-to-clean cabinets, a built-in double oven, a 4-ring gas hob, and ample space for a dishwasher and fridge-freezer, ensuring practicality and convenience in culinary pursuits. Practicality is further bolstered by an outside WC and a utility/laundry room, catering to daily needs.

Carpeted stairs lead to the first-floor landing, where two generously sized double bedrooms feature full-width wardrobes with sliding doors, providing ample storage. These rooms comfortably accommodate large beds, promising restful nights. A cosy single bedroom completes the upper floor, offering space for a growing family or a dedicated home office. The tidy shower room on this floor adds to the property's functional appeal, completing its blend of comfort and efficiency.

The rear garden offers a delightful outdoor space with two block paved patios, perfect for al-fresco dining, drinks, and entertaining guests. A lush lawn and pretty shrub borders enhance the tranquil atmosphere, providing a private retreat that is not overlooked by neighboring properties. Secure rear access leads directly to the substantial brick-built garage, adding convenience and practicality to the property.

At the front of the home, there is convenient off-road street parking available, adding to the practicality and accessibility of the property. This feature ensures ease for residents and visitors alike.

Surrounded by fantastic local amenities, including schools, shops, open greens, and just a few minutes' drive to the University Hospital, this would be an ideal first-time buy.

The vendor has expressed how lovely the neighbours are, highlighting the friendly and welcoming community atmosphere

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Off-road Street Parking
 Council Tax Band: C
 EPC Rating: D
 Total Area: Approx. 1065 Sq. Ft
 Recent Improvements Main roof replaced in 2020



GROUND FLOOR

Porch
 Hallway
 Lounge/Dining Room 22'1 x 11'2
 Kitchen 15'4 x 8'3

FIRST FLOOR

Landing
 Bedroom 1 11'1 x 8'6
 Bedroom 2 10'10 x 8'6

Bedroom 3 7'11 x 6'0
 Shower Room
OUTSIDE
 WC
 Utility/Laundry Room
 Garage 20'10 x 11'2
 Rear Garden
 Front Garden