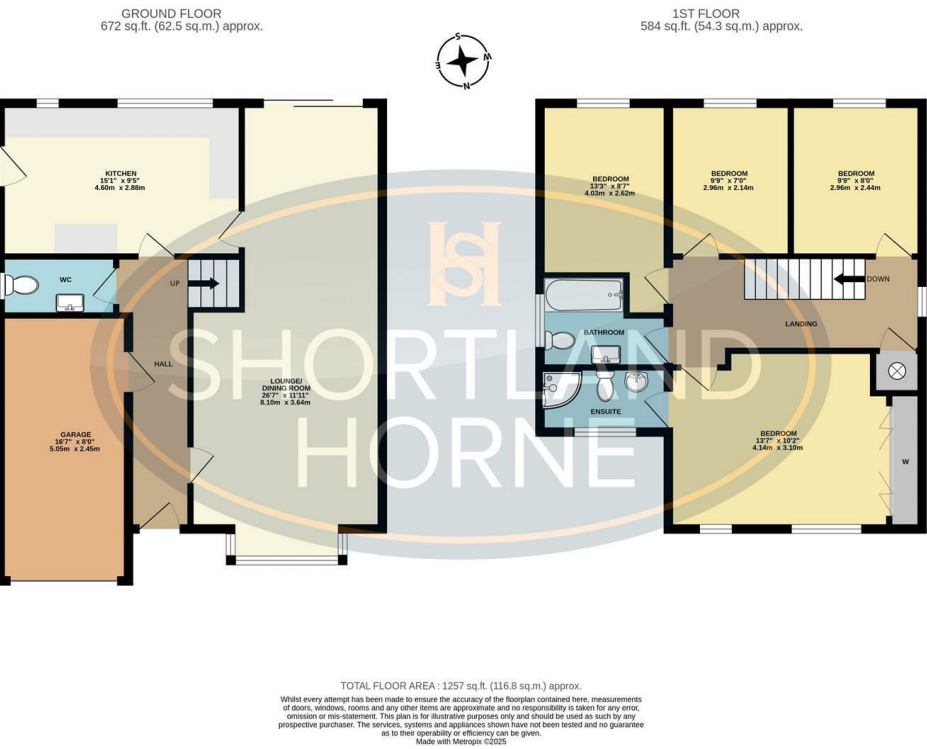
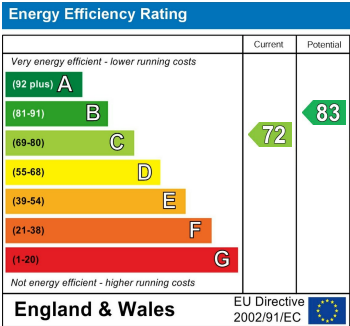


Floor Plan



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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**Rudgard Road**  
**Longford CV6 6PN**



£410,000

Bedrooms 4  
Bathrooms 2

Tucked away at the end of a peaceful cul-de-sac, this stunning four-bedroom detached home offers an incredibly warm and inviting feel, sitting on a fantastic plot bursting with potential. With a spacious driveway and private parking for multiple cars, arriving home is always effortless. The beautifully maintained front and south-facing rear garden add to the home's charm, offering a lush green welcome as you step inside.

From the moment you enter, you're greeted with a sense of space and light. The long entrance hallway leads to the garage—perfect for extra storage or even a home gym—and a handy downstairs WC. The heart of the home is the fantastic lounge/dining room, stretching from the front to the back of the property. The rich wood flooring adds warmth and character, while the large living area at the front provides plenty of space for oversized sofas—the perfect spot to curl up with a book or enjoy a cosy movie night. The dining area, positioned by the patio doors, is ideal for family meals or entertaining, allowing you to enjoy uninterrupted views of the sun-soaked garden while you eat. With the doors open on a sunny afternoon, it's easy to imagine a gentle breeze drifting in as you enjoy a relaxed weekend brunch.

The kitchen is both stylish and practical, featuring sleek pale grey units, a tiled floor and splashback, and ample space for appliances. Whether you're brewing your morning coffee or preparing a feast, the layout ensures everything is within easy reach, making cooking a joy rather than a chore.

Upstairs, the gallery landing leads to four well-proportioned bedrooms. The main bedroom, positioned at the front of the home, is a true retreat with two large windows filling the space with natural light. With a built-in wardrobe and private en-suite, mornings here feel effortless. The other three bedrooms are equally inviting—perfect for growing families, a home office, or a cosy guest room for visiting loved ones. The modern family bathroom, with its sleek tiling and contemporary suite, is a relaxing space to soak away the day.

Outside, the south facing rear garden is nothing short of spectacular. Step onto the patio, where you can easily picture summer barbecues and evening drinks under the setting sun. The artificial lawn provides the perfect spot for children's games, while the rest of the garden is thoughtfully designed with pretty borders and plenty of space to stretch out on a sun lounger. Whether it's a morning coffee in the fresh air, a weekend gathering with friends, or simply enjoying the tranquillity of your own private space, this garden truly has it all.

This home also benefits from recent major improvements, including a new boiler fitted in November 2021 and new double-glazed doors and windows installed in September 2021, ensuring energy efficiency and peace of mind for years to come.

Located in Longford, a well-connected residential area, this home is surrounded by a mix of modern and traditional properties. The area offers excellent local amenities, including shops, well-regarded schools, and picturesque parks. With easy access to major transport links such as the M6 and Coventry city centre, it's an ideal location for families and professionals alike, offering a perfect balance of suburban tranquillity and urban convenience.

With its peaceful location, generous living spaces, and a beautifully sunny, south-facing garden designed for making memories, this home is more than just a property—it's a lifestyle.



GROUND FLOOR				
Lounge/Dining Room	26'7 x 11'11	Bedroom 3	9'9 x 8'	
Kitchen	15'1 x 9'5	Bedroom 4	9'9 x 7'	
Guest WC		Family Bathroom		
FIRST FLOOR			OUTSIDE	
Bedroom 1	13'7 x 10'2	Garage	16'7 x 8'	
En-Suite		Rear/Side Garden		
Bedroom 2	13'3 x 8'7	Front Garden		
		Driveway		