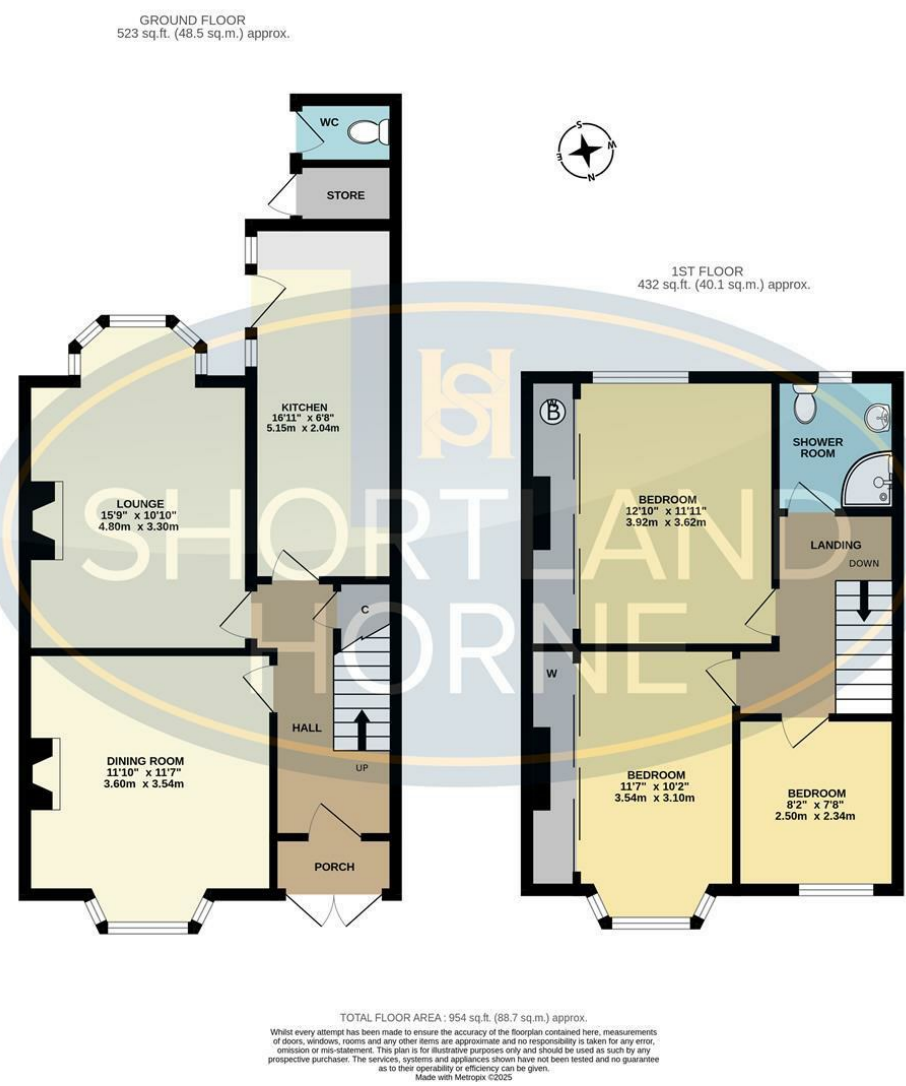
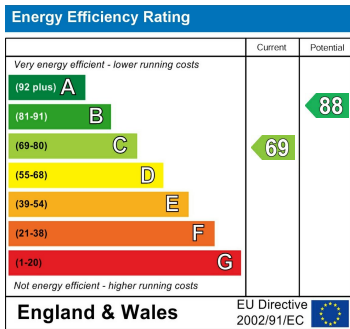


Floor Plan



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.

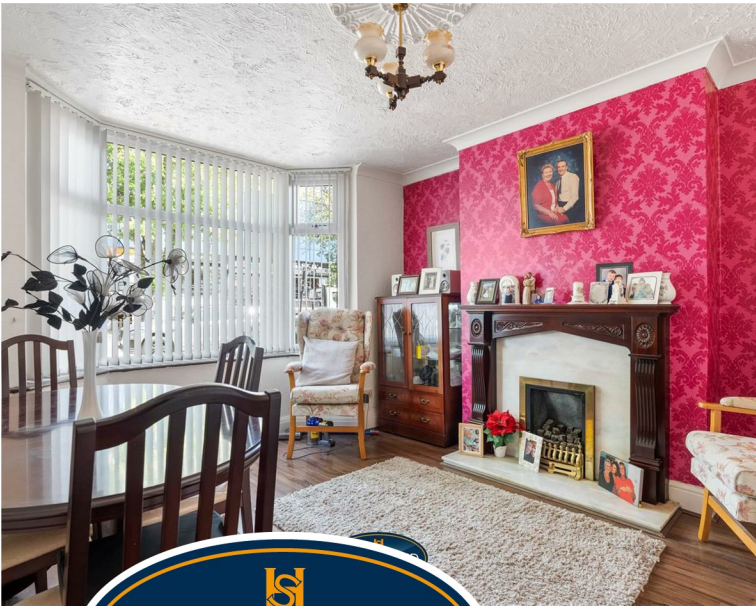
Appliances

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.



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

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Longfellow Road  
CV2 5HB





£235,000

Bedrooms 3  
Bathrooms 1

Set along Longfellow Road in the ever-popular Poets Corner, this double-bayed mid-terrace offers a warm, welcoming space that's ready for its next chapter. With a new porch, fresh windows and doors, and a well-kept interior throughout, this home is clean, cared for, and move-in ready.

Step inside and you'll immediately feel the sense of space and light. The hallway leads into a bright, airy lounge where natural light pours through the bay window, reflecting off the sleek laminate floor. A cosy gas fire set against a stylish feature wall creates an inviting space to relax. The adjoining dining room, with its plush carpet, soft feature wallpaper, and second bay window overlooking the garden, sets the scene for relaxed meals and family moments.

The galley-style kitchen is functional and full of personality, with oak shaker units, a built-in oven and hob, and plenty of space for your appliances. Though slightly dated in style, it's been kept spotless and serves as a great base for future updates.

Upstairs, three well-proportioned bedrooms offer flexibility for growing families or working professionals. Both main bedrooms run the full width of the house and feature built-in wardrobes, while the third is ideal as a nursery, guest room or home office. The sleek, fully tiled shower room is fresh and modern—perfect for everyday ease.

The south-facing rear garden is a quiet, sun-drenched escape, fully enclosed with quality fencing for privacy. Low-maintenance artificial lawn, tidy flowerbeds, and two separate patios make it easy to enjoy the outdoors with minimal fuss.

With Ball Hill shopping centre, a range of excellent schools, and the wide green space of Caludon Castle Park all just a short stroll away, this property is perfectly located for first-time buyers, young families or hospital staff. Regular bus routes to the city centre and no onward chain mean everything is in place for a smooth move.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Driveway  
Garden Direction: South Facing  
Council Tax Band: B  
EPC Rating: C  
Approx. Total Area: 954 Sq. Ft



GROUND FLOOR		Bedroom 2	12'10 x 11'11
Hallway		Bedroom 3	8'2 x 7'8
Living Room	11'10 x 11'7	Shower Room	
Dining Room	15'9 x 10'10	OUTSIDE	
Kitchen	16'11 x 6'8	Rear Garden	
FIRST FLOOR			
Landing			
Bedroom 1	11'7 x 10'2		