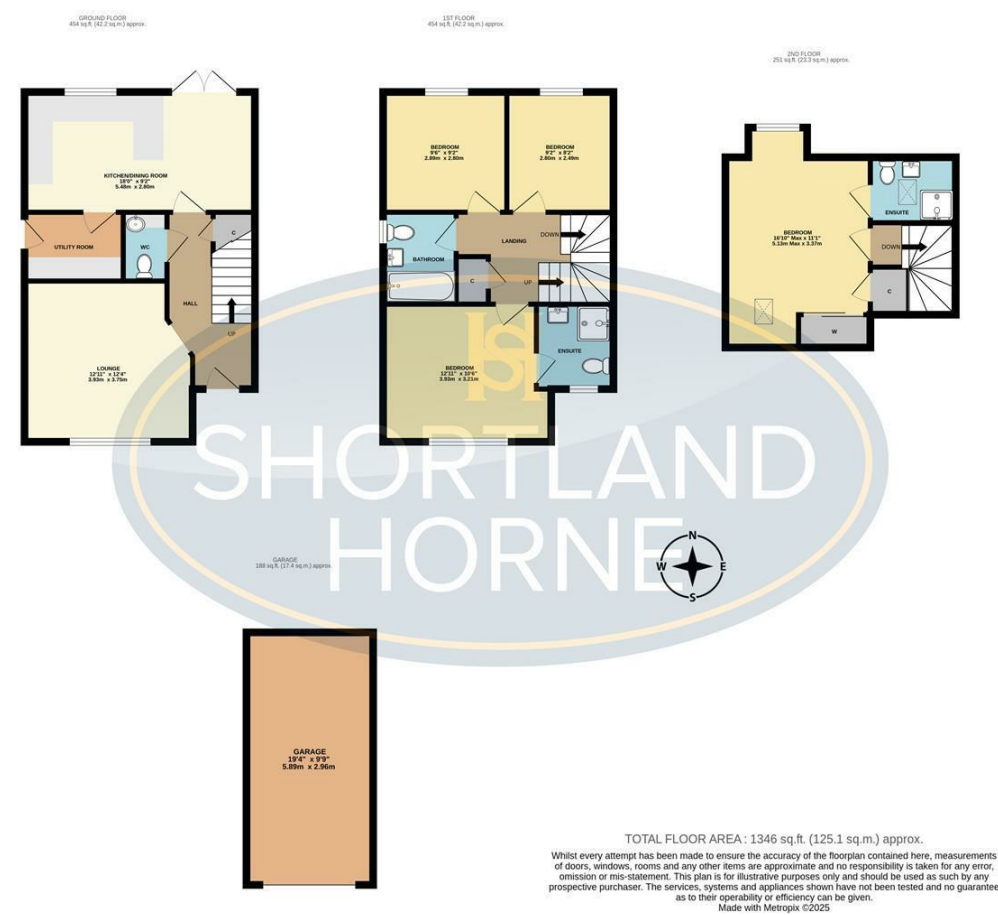
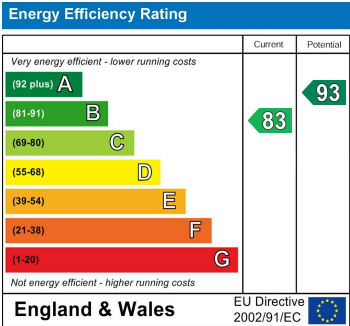


Floor Plan



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.

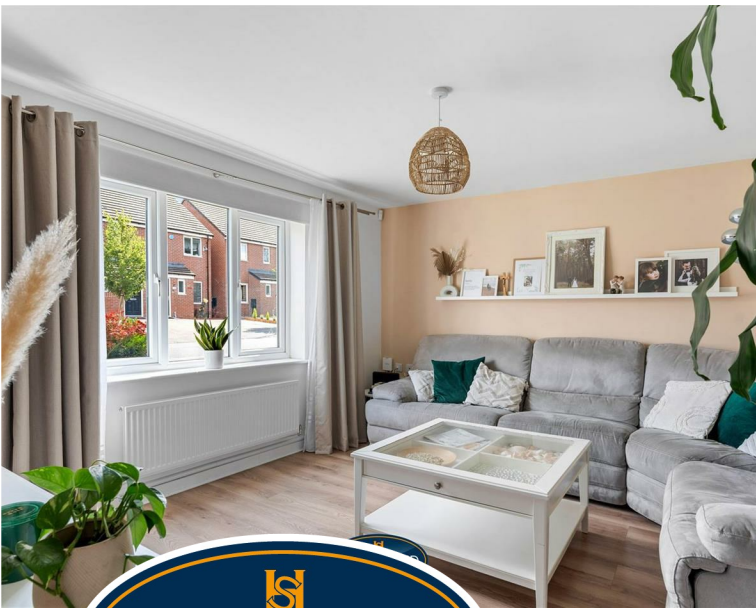
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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
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Flockton Gardens
Longford CV6 7PX



£350,000 Offers Over

Bedrooms 4
Bathrooms 3

Imagine coming home to a place where calm, comfort and contemporary style blend seamlessly, a home that feels like a sanctuary yet sits just moments from everything you need. This beautifully presented four-bedroom detached home, tucked away on the peaceful Flockton Gardens in Longford, offers just that: a lifestyle that balances relaxation with practicality, space with warmth and privacy with connectivity.

Set within the popular Weavers Wharf development, known for its friendly community feel and leafy green spaces, this home has been thoughtfully designed and beautifully maintained, making it truly move-in ready. With no onward chain, it offers the perfect opportunity for a smooth and stress-free move into a space you can fall in love with straight away.

Step inside and you're greeted by light-filled, minimalist interiors with a touch of understated luxury. Clean lines, crisp white walls and tasteful pops of colour create a space that is as stylish as it is inviting.

At the heart of the home lies the spacious kitchen and dining area, the perfect setting for everything from quiet morning coffees to lively family gatherings. Sleek white cabinetry, modern appliances and soft ambient lighting make this a place where cooking, dining and connection come naturally. Open the French doors and let the outdoors in, your own private garden awaits.

Designed for both relaxation and entertaining, the garden features a raised decked area beneath a chic pergola with a clear perspex roof, offering year-round enjoyment whether you are dining al fresco or unwinding with a book. The rest of the garden unfolds in lush lawn bordered by mature shrubs and framed by tall trees, creating a wonderfully private green backdrop that is not overlooked, a true escape from the bustle of daily life.

The area behind the property is exceptionally peaceful and quiet, with no residential noise or passing traffic. It offers uninterrupted views and guaranteed privacy, with no risk of new buildings or future developments affecting the outlook. The setting provides long-term stability — buyers know exactly what's behind their home for years to come. It's a green, well-maintained open space, creating a pleasant, natural backdrop. The surrounding neighbourhood tends to attract calm and respectful residents, making it a very settled and pleasant place to live.

Back inside, the stylish lounge offers the perfect spot to unwind, complete with a feature media wall and warm, welcoming décor. Practical touches like the separate utility room and recently updated WC with herringbone tiling make everyday life effortless.

Upstairs, the home continues to impress across two further floors. The first floor offers three generous bedrooms, including the main bedroom at the front of the house, which benefits from its own private en-suite, along with a modern family bathroom. The top floor is home to a stunning principal suite, flooded with natural light and designed for total comfort, featuring built-in wardrobes, bespoke storage and a sleek en-suite.

Every corner of this home reflects the care and attention the current owners have poured into it, from the full redecoration in early 2025 to the stylish upgrades including the kitchen, bathrooms and garden. There is also a private driveway with space for three cars, a garage for added storage and the reassurance of an existing developer warranty until November 2029.

All of this is set within easy reach of green spaces, canal-side walks, well-regarded schools, local shops including Tesco and Marks & Spencer, and excellent transport links. Coventry Arena Station, the A444 and the M6 are all close by, putting the city centre and beyond within easy reach.



GROUND FLOOR		En-Suite	
Lounge	12'11 x 12'4	Family Bathroom	
Kitchen/Dining Room	18' x 9'0	SECOND FLOOR	
Utility		Bedroom 1	16'10(max) x 11'1
WC/Cloakroom		En-Suite	
FIRST FLOOR		OUTSIDE	
Bedroom 2	12'11 x 10'6	Garage	19'4 x 9'9
Bedroom 3	9'6 x 9'2	Rear Garden	
Bedroom 4	9'2 x 8'2	Driveway	