



 4  
Bedrooms

 4  
Bathrooms



**\*NO ONWARDS CHAIN\*FOUR DOUBLE BEDROOMS\*** A modern four bedroom detached new build property located in the sought-after Weavers Wharf development in Longford, just off Old Church Road.

The property briefly comprises of an entrance hallway, front reception room, ground floor w/c, understairs storage cupboard, open plan kitchen/diner with integrated dishwasher, gas hob, oven and space for fridge/freezer, doors leading to the rear garden, utility room with space for whitegoods and the location of the combi boiler and door providing side access.

To the first floor you will find three double bedrooms with the front bedroom benefitting from an ensuite, hallway storage cupboard, and a part tiled family bathroom. Raising to the second floor you will find your fourth double bedroom that benefits from an ensuite and built in storage.

Outside you have a lawned garden to the front and a driveway proving space for ample parking for at least three cars and a brick built garage for further parking and storage, the garage has an electricity supply, the rear garden is part decked and part lawned, outside is electricity supply making it an ideal entertaining space. Other features include double glazing, gas central heating, no onwards chain, two heating control panels for efficient heating. The property comes with the developer warranty which lasts until November 2029.

**Good to know:**

EPC Rating - B

Council Tax Band - D - £2,414 pa.

Builder: Persimmon Homes.

Internal area: 111 Square meters / 1,194 square foot

No onwards Chain

Property has a water meter

Garage has an electric supply

Property was redecorated in 2025.

The vendors are open to selling items within the property subject to separate negotiation.

Rear garden North facing.

Freehold.

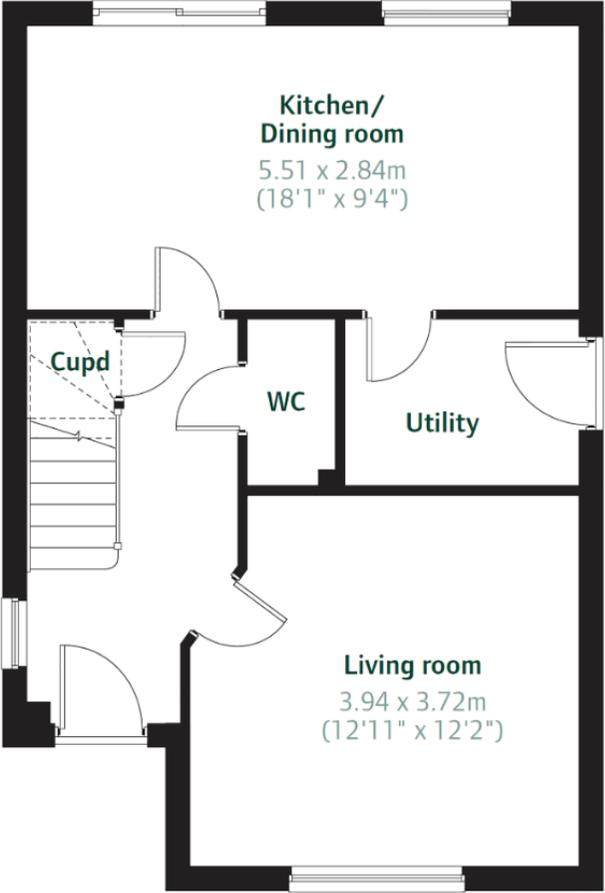
**Location Highlights**

Set on a quiet and well-regarded estate in Longford, this home enjoys a peaceful location while remaining close to highly regarded schools and convenient transport links. Just a short distance away, the Coventry Arena offers rail connections, shopping, and dining, while the nearby canal, Longford Park, and open green spaces

provide a beautiful setting for outdoor activities. Road connections via the A444, M6 Junction 3, and A46 make commuting straightforward and stress-free.

### **Why Buy Here?**

This property represents the perfect family home, combining a highly desirable Longford location with versatile three-storey living, modern interiors, generous storage, off-street parking and garage, all within easy reach of schools, parks, and Coventry's amenities.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Flockton Gardens, Longford, Coventry, CV6 7PX

