

Floor Plan



EPC

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

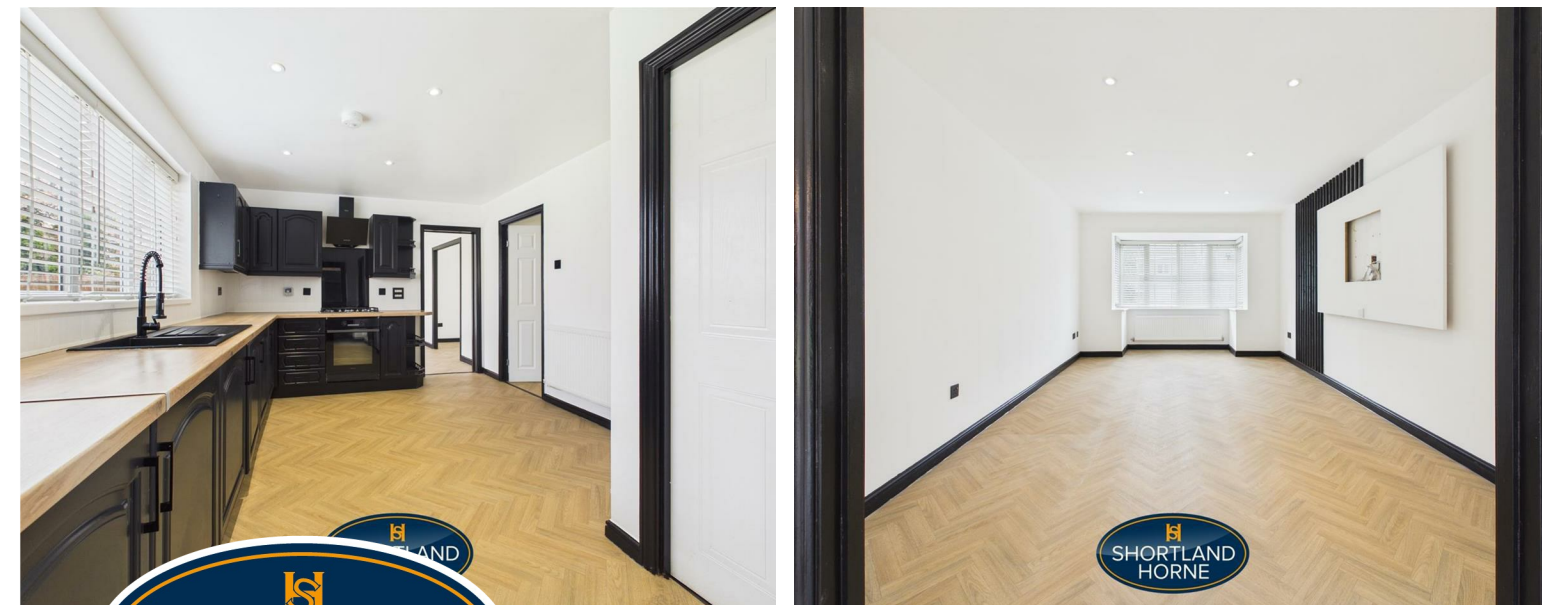
Appliances

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.



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Rudgard Road
Longford CV6 6PN



£400,000 | Bedrooms 4 Bathrooms 4

Set along the well regarded Rudgard Road in Longford, this beautifully refurbished four bedroom detached home offers a striking blend of contemporary design and everyday practicality, creating a space that feels both stylish and welcoming from the very first step inside. The property has been fully updated as of January 2024, with new gas and electrical systems, allowing a buyer to move in with complete confidence and simply enjoy the thoughtfully curated interiors.

The entrance hallway immediately sets the tone, where herringbone vinyl flooring flows underfoot and crisp, bright walls are accented by bold black detailing, creating a modern yet inviting aesthetic. This sense of cohesion continues into the generously sized lounge, a space bathed in natural light that feels equally suited to relaxed evenings or entertaining guests. The dining room mirrors this design language, offering an elegant setting for family meals, with sliding doors that open directly onto the rear garden, allowing indoor and outdoor living to blend effortlessly during warmer months.

At the heart of the home lies the kitchen, a sleek and contemporary space featuring black wooden units that provide both style and substance. The herringbone flooring continues here, tying the ground floor together, while white tiled walls and a contrasting black splashback above the gas hob add a clean, modern edge. Spotlights overhead create a bright and functional environment, perfect for everything from quick breakfasts to more elaborate cooking.

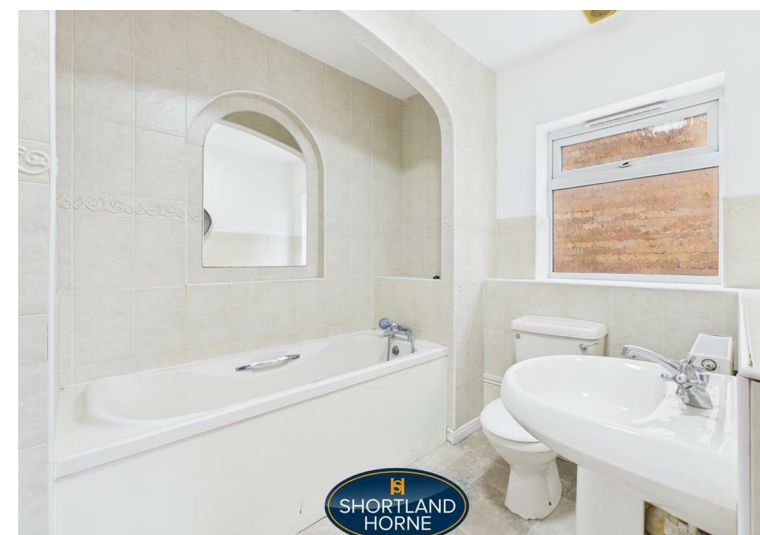
Practicality is seamlessly woven into the layout, with a stylish ground floor w/c featuring a ceramic countertop vessel sink and grey tiled splashback, while the separate utility room provides dedicated space for laundry, complete with its own sink and durable grey vinyl flooring. From here, access leads into the garage, offering valuable additional storage.

Upstairs, the sense of quality continues across all four bedrooms. The landing, again finished with herringbone flooring, leads to two impressive double bedrooms, each complete with fitted wardrobes and their own en suite shower rooms, finished in calm, neutral tones that create a peaceful retreat at the end of the day. A third bedroom offers a comfortable small double space with fitted storage, while the fourth bedroom provides flexibility as a single room, nursery or home office. The family bathroom serves the remaining rooms, featuring a white three piece suite and neutral tiling that complements the rest of the home.

Outside, the enclosed rear garden is laid to lawn, offering a blank canvas for families, gardeners or those who simply enjoy outdoor relaxation. To the front, a private driveway provides convenient off road parking.

Rudgard Road itself is ideally positioned within Longford, a popular residential area of Coventry known for its strong sense of community and excellent connectivity. Local amenities are close at hand, including shops, supermarkets and everyday conveniences, while nearby schools cater well for families with children of all ages. For commuters, the location is particularly appealing, with easy access to the M6, A444 and Coventry city centre, making travel across the region straightforward.

This is a home that has been carefully modernised to meet the needs of contemporary living, offering generous space, stylish finishes and a location that balances convenience with a welcoming neighbourhood feel.



GROUND FLOOR

Hallway	
Lounge	18'10 x 10'11
Dining room	11'1 x 9'6
Kitchen	10'10 x 15'11
Utility room	
W/C	
Garage	16'2 x 8'0

FIRST FLOOR

Landing	
Bedroom 1	13'7 x 14'2

En-suite	
Bedroom 2	11'7 x 10'6
En-suite	
Bedroom 3	9'6 x 7'7
Bedroom 4	8'6 x 7'3
Family bathroom	
OUTSIDE	
Driveway	
Rear garden	