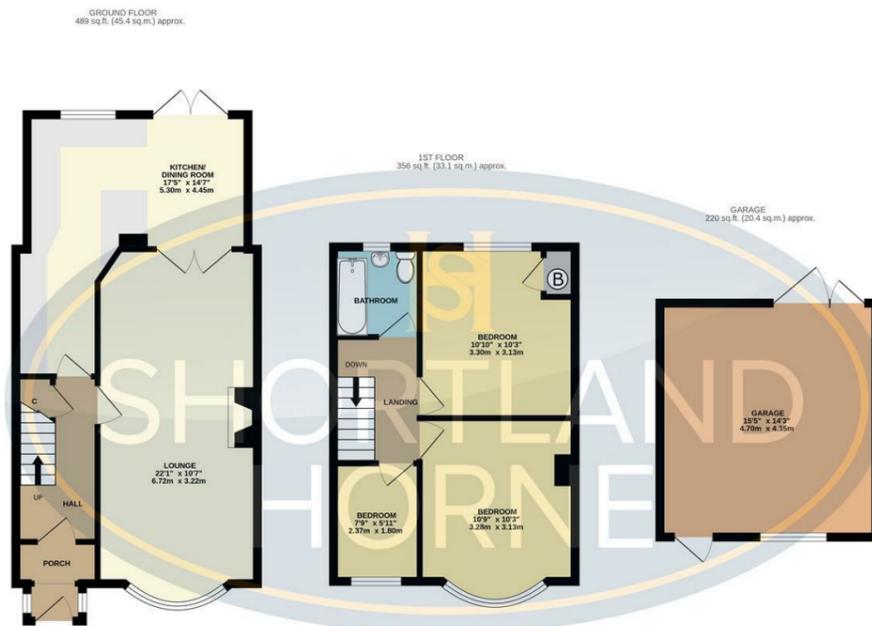


Floor Plan



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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call: 02476 442 288

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Rutherglen Avenue

CV3 4DG



£240,000 Offers Over

Bedrooms 3 Bathrooms 1

Step onto Rutherglen Avenue and you know you've arrived somewhere special. This three-bedroom terrace in Whitley hums with life and warmth, a home that keeps pace with busy mornings, school runs, and weekend adventures, yet never loses its cosy charm. Sunlight floods through windows from dawn to dusk, bouncing off freshly decorated walls and catching the soft gleam of the hardwood floors, hinting at days filled with laughter, meals together, and quiet moments that feel just as effortless. Perfectly positioned for modern family life, everything you need is within easy reach: schools, the A45 and A46, Asda Supermarket, the Airport Retail Park, Alan Higgs Leisure Centre, and the Jaguar Land Rover complex, making this not just a house but a launchpad for your busy, buzzing life.

Step through the porch and into a hallway that guides you into the heart of the home, where the lounge stretches generously, awash with natural light from a curved bay window. The gas fire with marble surround adds a touch of elegance, yet the room feels effortlessly welcoming, ready for family evenings, weekend movie marathons, or curling up with a book while the world carries on outside. Double doors open to the kitchen and dining room, a space made for action and togetherness. The L-shaped kitchen, fitted in 2025, features sleek white shaker cabinets, a black metro tile splashback, integrated oven, gas hob, and dishwasher, while the small breakfast bar is perfect for quick morning fuel. By the French doors, the dining area spills onto a private garden where summer evenings, barbecues, or playful afternoons unfold naturally.

Upstairs, carpeted stairs lead to three bedrooms and a fresh family bathroom. The principal bedroom, with its own bay window, is a bright and airy retreat. The second double bedroom looks out over the rear garden, ready to host restful nights or creative play. The third bedroom is a flexible space, ideal as a nursery, home office, or quiet hideaway. The family bathroom, with its white three-piece suite and shower over the bath, is practical, clean, and inviting.

Outside, the private rear garden begins with a block-paved patio that steps up to a lawn edged with flower beds, a perfect mix of style and function. Beyond sits a large brick garage with lights and sockets, accessed via a rear alley, while the driveway at the front adds convenience without losing charm.

Rutherglen Avenue is a home that moves with you. Recently refreshed with a new kitchen, redecorated interiors, and new internal doors, it's cosy yet vibrant, practical yet full of personality. It's a lively, welcoming home ready to embrace the next chapter of family life in Whitley.



GROUND FLOOR

Porch	
Hall	
Lounge	22'1 x 10'7
Kitchen/Dining Room	17'5 x 14'7

FIRST FLOOR

Landing

Bedroom 1	10'9 x 10'3
Bedroom 2	10'10 x 10'3
Bedroom 3	7'9 x 5'11

Bathroom

OUTSIDE

Garage	15'5 x 14'3
Rear Garden	
Driveway	