

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	70	79
(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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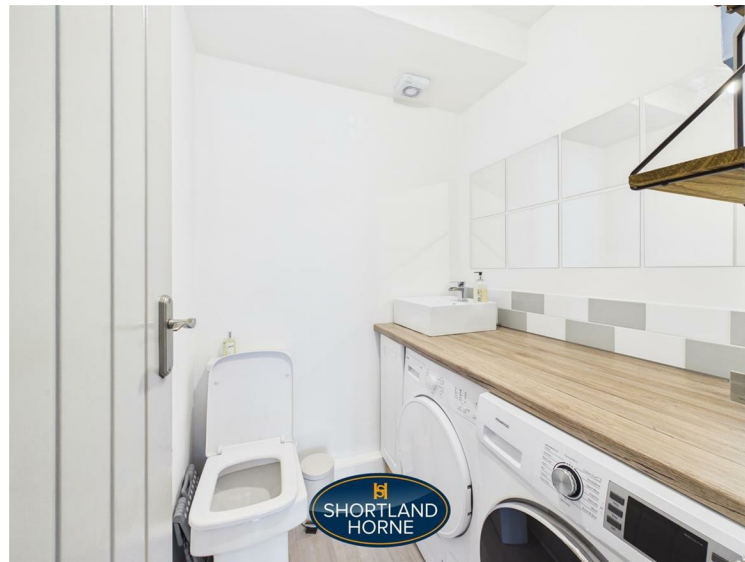


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Rutherglen Avenue

CV3 4DH



£260,000

**Bedrooms 3
Bathrooms 1**

Set along Rutherglen Avenue in the well-established area of Whitley, this three-bedroom mid-terrace home offers a balance of generous living space and everyday practicality, ideal for families and first-time buyers alike. From the moment you arrive, the double driveway provides a sense of ease, allowing for convenient off-road parking and a smooth start to daily routines.

Stepping inside, the hallway is bright and welcoming, with laminate flooring underfoot that reflects the natural light and sets a clean, modern tone. The lounge sits to the front of the property, where a bay window draws daylight into the room, creating a soft and comfortable atmosphere. A gas fireplace forms a central feature, offering warmth and a natural gathering point, making this a space that feels both cosy and functional.

To the rear, the home opens into a spacious, extended kitchen that forms the true heart of the property. Designed with modern living in mind, this open-plan space offers room not only for cooking and dining but also for relaxing, with enough space to accommodate a sofa and create a sociable, multi-use environment. Laminate flooring continues throughout, while a skylight above allows natural light to pour in, shifting gently as the day progresses. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living, particularly in the warmer months. Whether preparing meals, hosting friends, or simply unwinding at the end of the day, this space adapts effortlessly to the rhythm of daily life.

Leading off from the kitchen area, a separate utility room and WC provide additional practicality. With space for appliances and finished with a simple white suite, this area helps to keep the main living space organised and uncluttered, supporting the needs of a busy household.

Upstairs, the property continues to offer well-proportioned accommodation. The landing, finished with fitted carpets, leads to three bedrooms, each offering flexibility depending on your needs. The principal bedroom is a comfortable double, complete with laminate flooring and space for wardrobes. The second bedroom is similarly generous, with carpet underfoot adding warmth and comfort. The third bedroom, currently a single, works well as a nursery, home office, or dressing room, offering versatility for modern living. The bathroom is fitted with a white three-piece suite, with tiled finishes providing a clean and practical space. Recent improvements, including a replacement boiler and electric shower, along with new internal doors and fitted blackout blinds upstairs, add to the sense of a home that has been well maintained and thoughtfully updated.

Outside, the rear garden offers a private and enclosed space, with a combination of decking and lawn providing areas for both seating and recreation. To the rear, a brick-built garage with electrics adds further value, offering storage or potential for workshop use.

The location further strengthens the appeal. Whitley is a well-connected area of Coventry, offering easy access to local shops, supermarkets and everyday amenities. Families are well served by nearby schools such as Whitley Academy and St Anne's Catholic Primary School, both within easy reach. For commuters, excellent transport links via the A444 road and A45 road provide straightforward routes across the city and beyond.

Combining spacious living, practical features and a convenient location, this home offers a setting that is both comfortable and adaptable, ready to meet the needs of modern day living.



GROUND FLOOR

Hallway	
Lounge	14'9 x 9'3
Utility & w/c	
Kitchen/diner	23'0 x 15'1

FIRST FLOOR

Landing	
Bedroom 1	10'10 x 9'11

Bedroom 2	10'10 x 10'11
Bedroom 3	7'10 x 5'11
Bathroom	
OUTSIDE	
Driveway	
Rear garden	
Garage	15'10 x 8'0