
SHORTLAND HORNE
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SHORTLAND HORNE
Pumphouse Close
Longford CV6 6RE

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Shortland Horne are delighted to present this tastefully presented four-bedroom detached family home, pleasantly positioned within Pumphouse Close in the popular Longford area of Coventry. Offering generous and versatile accommodation, a driveway to the front and a lovely enclosed rear garden, this is a superb home for a growing family.

The property has been thoughtfully maintained and presented throughout, with the ground floor providing an excellent balance of living and practical space. An entrance hallway welcomes you into the home and leads through to the principal reception areas. The spacious living room provides plenty of room for both relaxing and entertaining, while the adjoining additional living area offers excellent flexibility and could be utilised as a family room, dining space or play area depending on requirements.

To the rear, the fitted kitchen provides a good range of storage and preparation space with access towards the garden, making it particularly convenient for family life and summer entertaining. Further enhancing the ground floor is a useful separate utility room and downstairs WC.

Situated within an established residential development, this attractive detached home combines four-bedroom accommodation with excellent everyday practicality and tasteful presentation throughout. With its generous living space, en-suite facilities, utility room, off-road parking and lovely rear garden, 6 Pumphouse Close represents a fantastic opportunity for buyers searching for a ready-to-enjoy family home in this popular part of Coventry.

Pumphouse Close is pleasantly situated within the popular Longford area of Coventry, offering a convenient residential setting with excellent access to a wide range of everyday amenities. The area is particularly well placed for families and commuters alike, with local shops, supermarkets, schools and leisure facilities all within easy reach.

Longford benefits from excellent road connections, with convenient access to the A444, providing a direct route into Coventry city centre as well as towards the M6 motorway network. Junction 3 of the M6 is readily accessible, making the location particularly useful for those commuting towards Birmingham, Leicester and the wider Midlands. The nearby A444 also provides straightforward access to the Ricoh Arena/Coventry Building Society Arena area, where there is a good selection of retail and leisure facilities.

For further shopping, Arena Shopping Park offers a variety of major retailers and amenities, while Coventry city centre provides an extensive range of shops, restaurants, bars and cultural attractions. Coventry Railway Station offers regular services to destinations including Birmingham and London Euston.

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Dimensions

GROUND FLOOR

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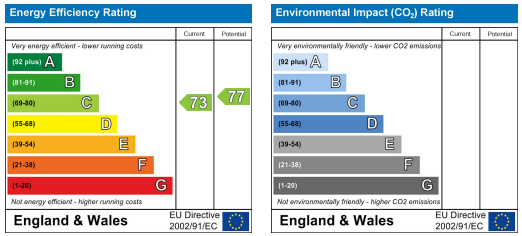
Floor Plan



Location Map



EPC



Total area: sq ft

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 ccordance 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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