



 **3**  
Bedrooms

 **2**  
Bathrooms





**\*\*NEW ROOF & NEW BOILER\*\*** Nestled in the popular residential area of Longford, this extended three-bedroom mid-terraced home offers a perfect blend of period charm and modern conveniences, making it an ideal choice for families, first-time buyers, or those looking to invest in a move-in-ready property.

As you approach the property, the first thing you'll notice is the welcoming kerb appeal, with a driveway providing off-road parking—a real benefit in this area. The entrance hallway immediately sets the tone for the character that runs throughout the home. Period Minton tiles, beautifully preserved, create a striking first impression, while the understairs storage adds a practical touch to this charming space.

The lounge/diner is the heart of the home, offering a warm and inviting atmosphere. The bay window allows natural light to flood in, accentuating the space and creating a bright and airy feel. The feature gas fireplace is not only a focal point but also adds a touch of coziness, perfect for those colder winter evenings. The open-plan design ensures that the space is versatile, whether you're hosting a dinner party or enjoying a quiet night in.

One of the standout features of this home is the extended kitchen. Thoughtfully designed to maximize space and functionality, the kitchen offers ample room for appliances and is ideal for those who enjoy cooking and entertaining. The kitchen extension also benefits from a flat roof that was replaced approximately seven years ago, providing peace of mind and longevity. Additionally, the ground floor is equipped with a convenient toilet, ensuring guests don't need to venture upstairs.

Heading to the first floor, you'll find three bedrooms, each with its own unique appeal. The main bedroom is a true retreat, complete with fitted wardrobes that offer ample storage. The bay window in the main bedroom mirrors that of the lounge, adding character and allowing natural light to enhance the room. The second bedroom is also a double, making it perfect for children, guests, or as a spacious home office. The third bedroom, though smaller, is an ideal nursery or single room.

The family bathroom is fully tiled, featuring a shower over the bath, ensuring both practicality and style. The property also boasts a boarded loft with ladder access, providing additional storage or potential for future conversion, subject to the necessary planning permissions.

Externally, the property continues to impress. The south-facing garden is a true haven, offering a decked area that's perfect for outdoor dining or simply enjoying the sunshine. The lawned area is bordered by mature shrubs, creating a private and peaceful retreat. A wooden shed at the bottom of the garden offers additional storage for garden tools or outdoor equipment.

Recent upgrades to the property include a new main roof installed in 2023, complete with replacement tiles and felt, backed by an approximately 25-year warranty. This, along with the new combi boiler fitted in May 2023, ensures that the property is not only aesthetically pleasing but also benefits from essential modern upgrades that provide efficiency and reliability. The rewiring of the property in 2009 further enhances its move-in-ready status, with double glazing and gas central heating throughout ensuring comfort year-round.

The location of this home is another significant advantage. Longford is a sought-after area known for its excellent amenities and transport links. The property is just a short distance from the A444 and M6, providing easy access to Coventry city centre and beyond. The nearby Tesco's Arena and CBS/Ricoh Arena offer a range of shopping, dining, and entertainment options, making it a convenient place to live.

For families, the proximity to well-regarded schools such as Foxford, Longford, Alderman's Green, and Grange Hurst is a key selling point. These schools are highly sought after, and being within their catchment areas adds to the appeal of this home for those with children.

In summary, this extended three-bedroom mid-terraced home in Longford is a rare find. It combines period charm with modern updates, making it a versatile and appealing option for a wide range of buyers. With its south-facing garden, recent upgrades, and excellent location, it truly offers the best of both worlds—character and convenience.

Whether you're looking to upsize, downsize, or simply find a home that's ready to move into, this property should be at the top of your list. Don't miss the opportunity to make it yours. Contact Suttons Estate Agents today to arrange a viewing and see for yourself what this fantastic home has to offer.

**Good to know:**

EPC - C

Floor plan - Attached.

Council Tax Band - A - £1,530pa

Vendors position: Looking to relocate and actively searching.

If rented we expect £1,150 - £1,200 pcm.

Boiler - located in rear bedroom, fitted May 2023. Brand: Mains

**Measurements in foot:**

Hallway

Lounge/Diner - 9.95 x 25.24

Kitchen - L Shape - 17.14 (max) x 16.26 (max)

Ground floor Toilet - 2.48 x 4.35

Bathroom - 5.44 x 5.27

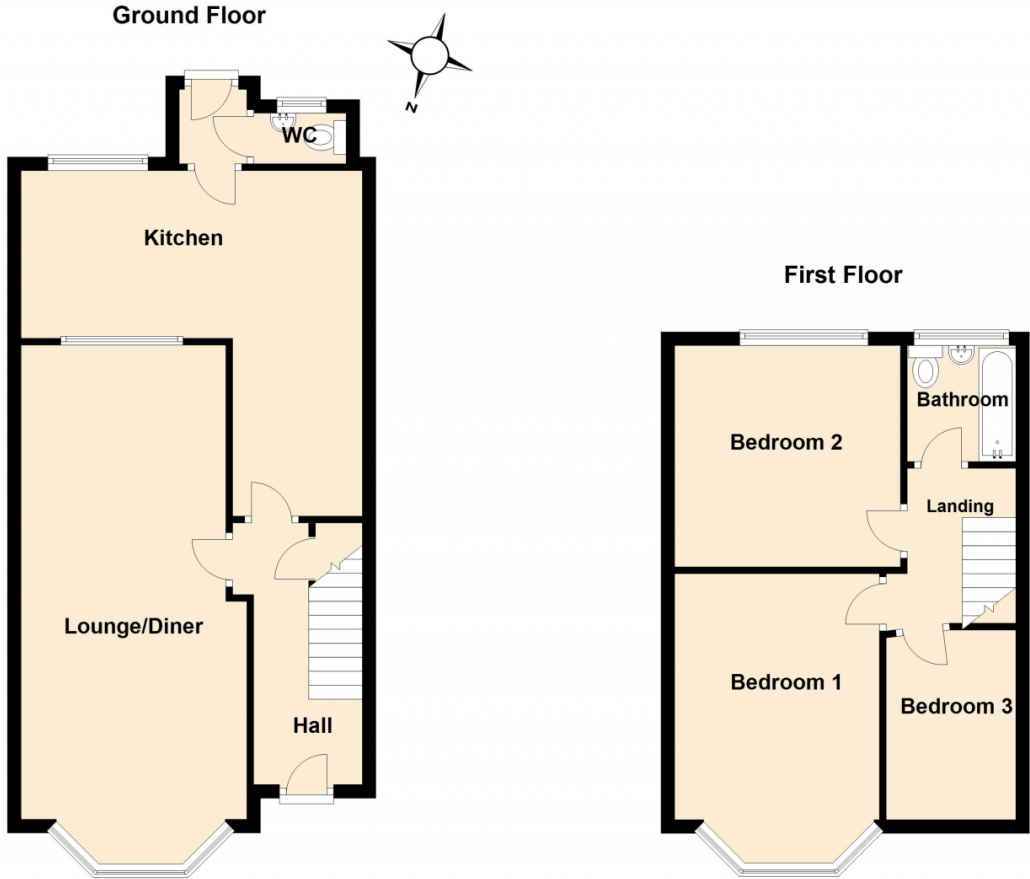
Bedroom 1 front - 14.27 x 9.86

Bedroom 2 rear - 10.45 x 10.93

Bedroom 3 front - 8.87 x 6.58








Total area: approx. 86.3 sq. metres (928.6 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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: Alder Road, Longford, Coventry, CV6 7DN

