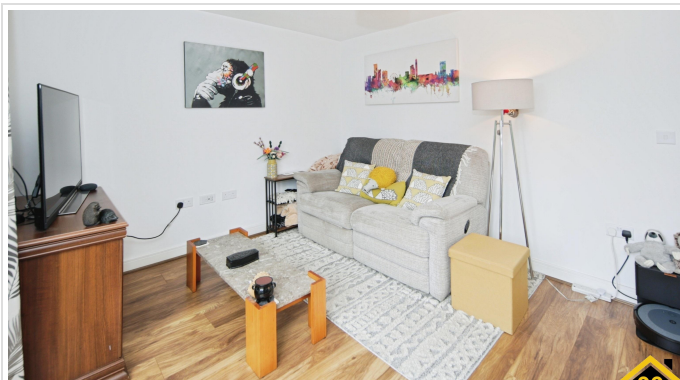


3 Bed Semi-Detached In Portrush Way Longford, Coventry, CV6 6QH £140,000







## SHORT DESCRIPTION

Property Ref: 15723 Beautifully Presented Three-Bedroom Semi-Detached Home in Longford, Coventry (CV6). Nestled within the sought-after and family-friendly area of Longford, this stunning three-bedroom semi-detached house offers modern living, generous space, and excellent transport links. It is an ideal choice for families, or first-time buyers. The property features a private front driveway, a spacious open-plan kitchen with breakfast bar area, and a large, welcoming living room perfect for relaxation or entertaining guests. With an EPC rating of B, this energy-efficient home retains heat exceptionally well, keeping it warm and comfortable all year round. Located just a short distance from the town center, train station, and popular local schools such as Foxford School & Community Arts College, Grangehurst Primary School, and Alderman's Green Community Primary School. There are excellent bus routes nearby and easy access to major roads and motorways, ensuring smooth commutes in and out of Coventry. This home offers both convenience and comfort. Ground Floor Entrance Hall: Welcoming entrance with laminate flooring and direct access to all ground-floor rooms. Downstairs WC: Fitted with a low flush toilet, wash hand basin, and laminate flooring. Kitchen Diner: A bright and modern open plan kitchen featuring ample storage, integrated appliances, laminate flooring, and a stylish breakfast bar nook that is perfect for casual dining or morning coffee. Lounge: A spacious living room with laminate flooring, ceiling lighting, French double doors giving access to the garden, ideal for family gatherings and relaxation. There is also access to an under-stair storage cupboard. First Floor Stairs and Landing: Carpeted area with loft access, that is half boarded and an additional storage cupboard. Master Bedroom: A generous double bedroom with soft carpet flooring and a pleasant view over the garden. Bedroom Two: Another double bedroom with laminate flooring and plenty of natural light. Bedroom Three: A cosy single room, perfect as a child's room, guest space, or home office. Family Bathroom: Modern three-piece suite comprising low flush toilet, wash hand basin, and bath with overhead shower and glass screen, complemented by tiled splashbacks. Exterior To the front of the property is a private driveway offering off-street parking and a neatly presented garden with a front bin store area capable of holding two bins. The rear garden is of a generous size, providing excellent potential to personalise with seating, landscaping, or a play area, creating the perfect outdoor retreat for relaxing and entertaining. With its stylish interiors, warm and efficient design, and superb location close to local amenities, schools, and transport links, this home offers the perfect blend of comfort, practicality, and convenience. Property Type: Semi-detached Full selling price: £280000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £140000.00 Monthly rent based on 50% share: £362.22 Remaining lease (In Years): 988 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £432.00 Council tax band: D EPC rating: B Measurement: 861.37 sq.ft. Possession of the property: Occupied -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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