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Property Experts



Wainbody Avenue South  
Coventry CV3 6DA



## Wainbody Avenue South CV3 6DA

A very well presented three bedroom semi detached family home situated in the highly sought after location of Finham. Within close proximity to Finham Park School and local shops and amenities this home would be ideal for a family looking to move into the area.

The ground floor offers an entrance hallway with doors leading off to a spacious lounge, a dining room with doors sliding out to the garden, a fully extended fitted kitchen with eye level ovens, a gas hob, a fridge/freezer and a washing machine.

On the first floor you will find a modern family bathroom, two double bedrooms and a single bedroom.

To the front of the property there is a block paved driveway providing off road parking for several vehicles. The rear is a fully enclosed and mainly laid to lawn with a patio area ideal for outside entertaining. There is a great opportunity to the side of this house to further extend it's current footprint. (subject to planning consent)

Shortland Horne strongly suggest an internal viewing to appreciate what this lovely home has to offer.

**selling quality**  
property since 1995













## Dimensions

### GROUND FLOOR

Entrance Hallway  
1.63m x 4.47m

Living Room  
3.23m x 7.65m

Kitchen  
2.01m x 4.83m

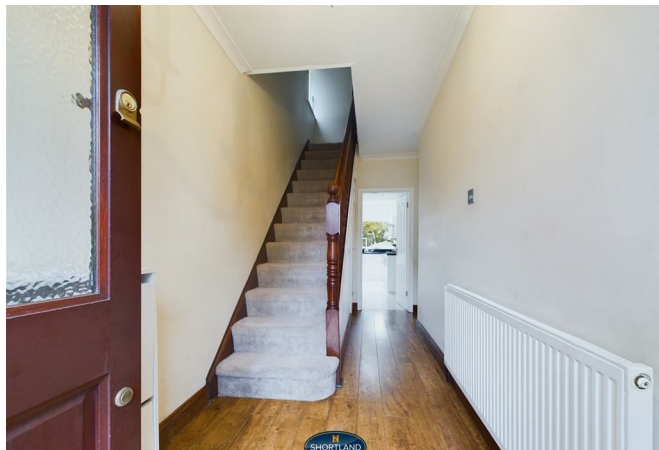
### FIRST FLOOR

Bedroom One  
3.23m x 3.45m

Bedroom Two  
2.69m x 3.45m

Bedroom Three  
2.01m x 2.24m

Bathroom  
2.57m x 1.78m





Floor Plan



Total area: 833.45 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

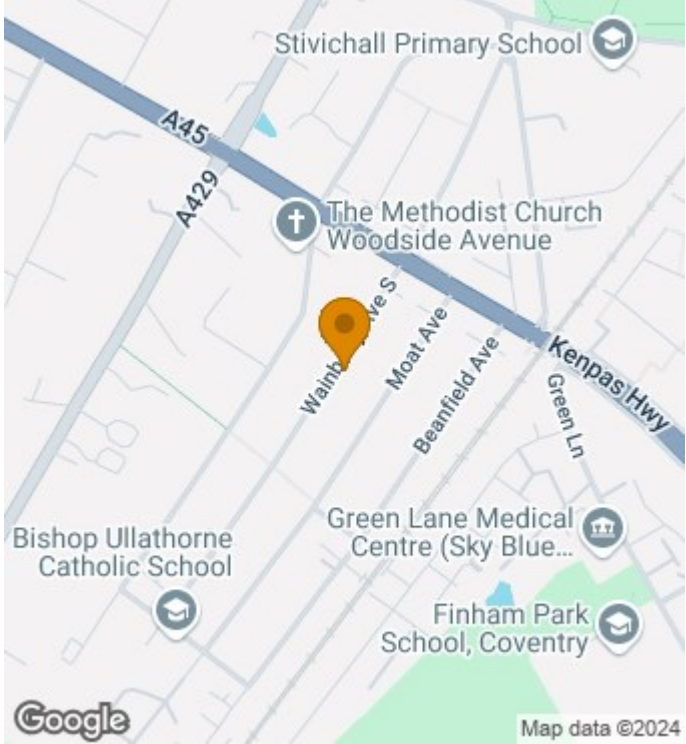
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

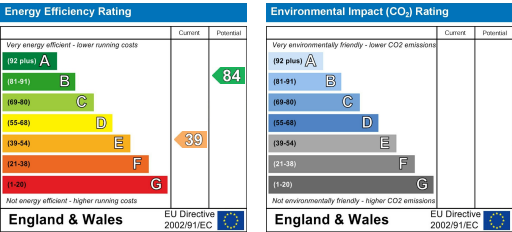
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

Location Map



EPC



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