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Wainbody Avenue South
CV3 6BX

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Nestled in the sought-after area of Finham, Coventry, this beautifully refurbished two-bedroom link detached home offers a perfect blend of modern living and comfort. The property features a spacious open plan lounge, kitchen, and dining area, creating an inviting space ideal for both relaxation and entertaining.

On the ground floor, you will find a conveniently located bedroom along with a stylish shower room, making it suitable for those who prefer single-level living or for guests. The second bedroom is located on the upper floor, providing a private retreat. The property also features a private easy maintenance front garden and an off road parking space.

This home is presented to the market with no onward chain, allowing for a smooth and hassle-free purchase. Its prime location in Finham is not only popular but also offers a sense of community, making it an excellent choice for those looking to downsize or seeking a lock-up-and-leave property.

With its tasteful refurbishment and practical layout, this delightful home is ready to welcome its new owners. Don't miss the opportunity to make this charming property your own.









Dimensions

GROUND FLOOR

Kitchen/Lounge/Dining Room

6.82 x 4.73

Shower Room

Master Bedroom

4.41 x 2.31

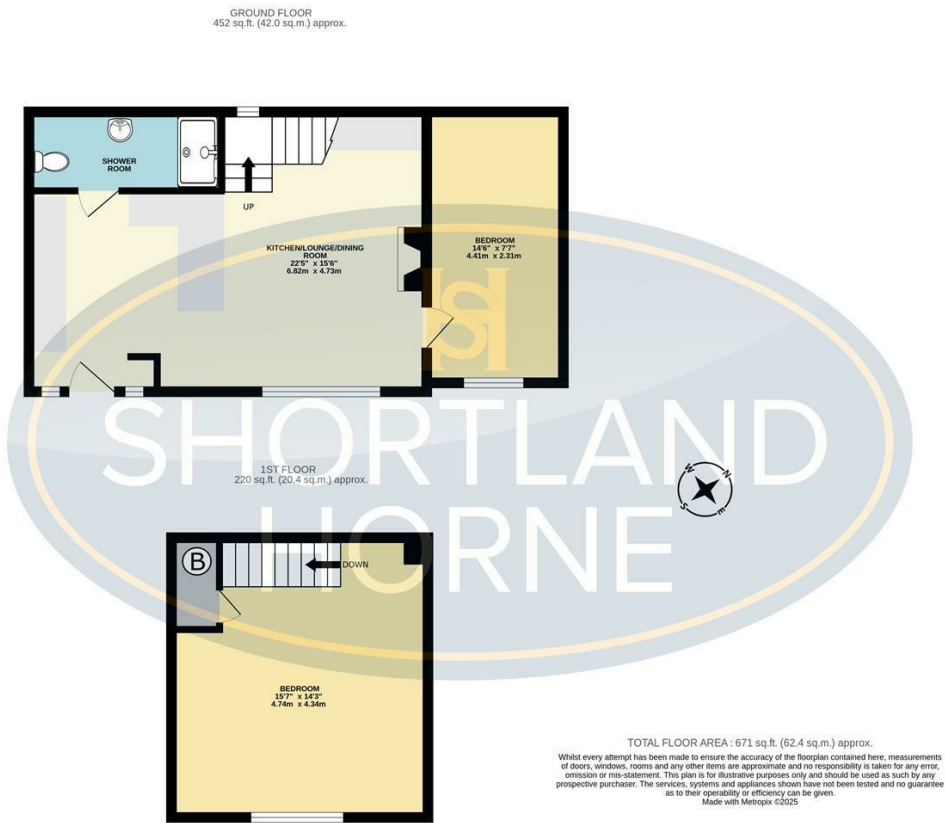
FIRST FLOOR

Bedroom Two

4.74 x 4.34



Floor Plan



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

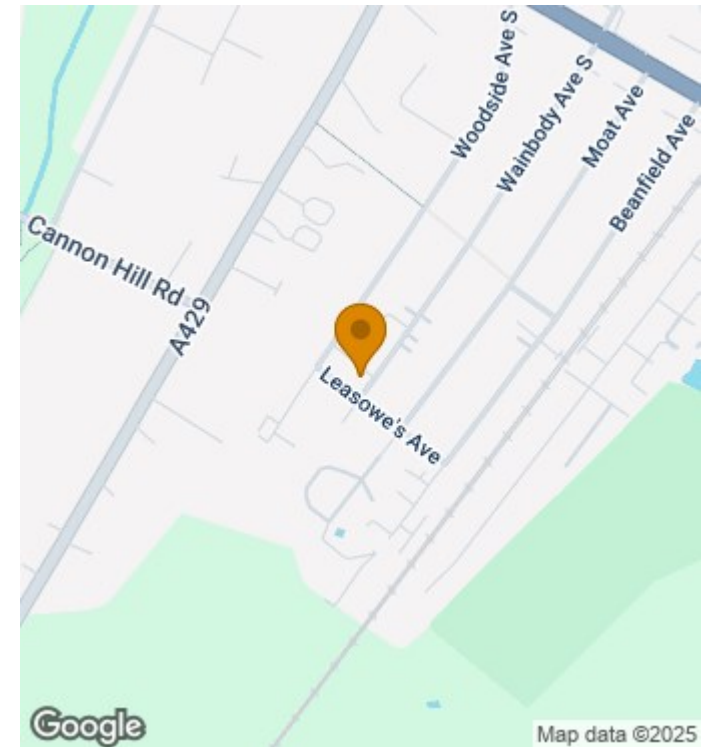
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

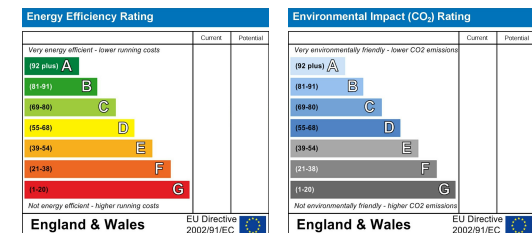
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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