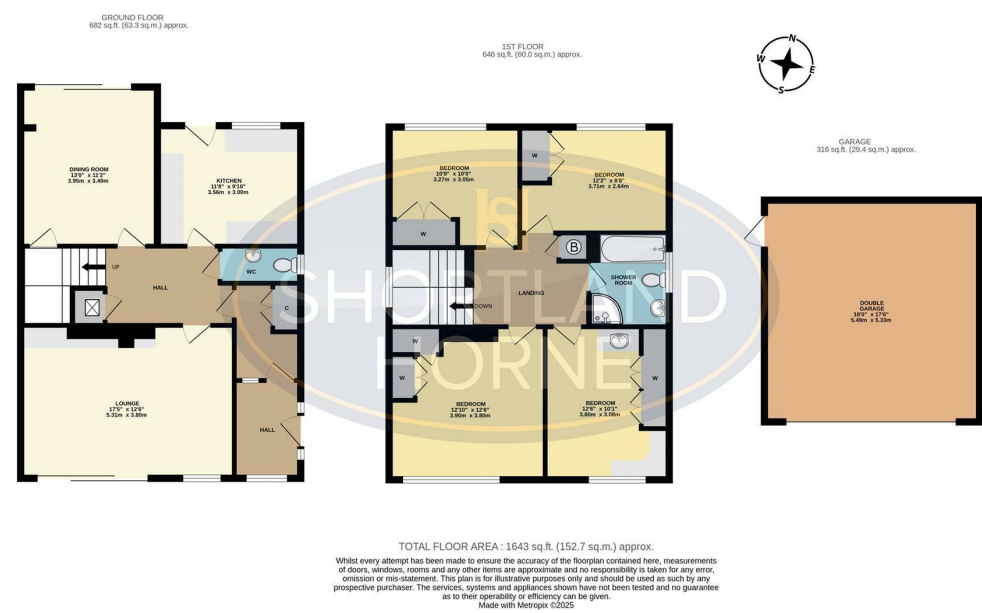
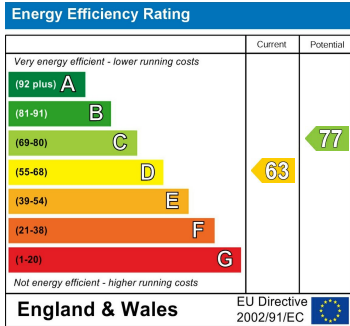


Floor Plan



EPC



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.



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call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Joanna Drive
Finham CV3 6QE



£524,000 Offers Over | Bedrooms 4 Bathrooms 2

Nestled in the tranquil Joanna Drive, Finham, Coventry, this charming four-bedroom detached house has been a cherished family home since its construction in 1971. Spanning an impressive 1,744 square feet, the property is set in a peaceful and secluded location, making it an ideal retreat for families seeking comfort and convenience.

The house is situated within the highly regarded Finham Park School catchment area, which has received an outstanding rating from Ofsted, ensuring excellent educational opportunities for children. Local shops and amenities are just a short walk away, adding to the appeal of this prime location.

Upon entering, you are greeted by a spacious entrance porch that leads into a welcoming lobby with a cloaks cupboard. The central hallway provides access to a generous lounge, complete with a feature gas fire and fireplace, perfect for cosy evenings. Adjacent to the lounge is a separate dining room, ideal for family gatherings. The fully fitted kitchen boasts an integrated electric cooker, hob, and extractor fan, along with space for a washing machine and fridge/freezer. A convenient downstairs cloakroom completes the ground floor layout.

Venturing to the first floor, you will discover a family bathroom featuring a separate walk-in shower, alongside four well-proportioned double bedrooms, each equipped with built-in wardrobes for ample storage.

The exterior of the property is equally impressive, with a mature front garden set to lawn and a block-paved driveway leading to a double garage. The rear garden is a true highlight, featuring a well-established landscape and a patio area that is perfect for entertaining guests or enjoying family time outdoors. Additional benefits include a newly fitted combination boiler and warm air system providing cool air as well in the summer ensuring comfort throughout the seasons.



GROUND FLOOR		FIRST FLOOR	
Porch	8'2" x 5'6"	Bedroom 1	12'6" x 12'10"
Lounge	12'6" x 17'5"	Bedroom 2	12'6" x 10'1"
Dining room	13'0 x 11'2"	Bedroom 3	10'0" x 10'9"
Kitchen	11'8 x 9'10"	Bedroom 4	8'8" x 12'2"
W/C		Family bathroom	7'8" x 6'7"
Garage	18'0 x 17'6"		