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Underhill Close  
Finham CV3 6RB



# Underhill Close

## CV3 6RB

WELL APPOINTED & IMMACULATELY PRESENTED 3 BEDROOM HOUSE \* SECLUDED CUL DE SAC SETTING \* DOUBLE GLAZED CONSERVATORY OVERLOOKING PRIVATE GARDEN \* VIEWING HIGHLY RECOMMENDED \*DOWNSTAIRS CLOAK ROOM

Nestled in the tranquil backwater setting just off Howes Lane, this immaculate three-bedroom detached house offers a perfect blend of comfort and style in the desirable Finham area of Coventry. The property boasts three well-proportioned rooms, ensuring ample space for family living.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The fitted kitchen is both functional and inviting, making it an ideal space for culinary enthusiasts through to the double-glazed conservatory, which overlooks the private rear garden. This serene outdoor space is perfect for relaxation or entertaining guests, providing a peaceful retreat from the hustle and bustle of daily life.

Additionally, the house features direct access to a brick garage with side lawned area providing potentially additional car parking. The secluded location enhances the appeal, making it a perfect sanctuary for families or individuals seeking a quiet yet accessible neighbourhood within a few minutes of excellent local road networks.

This property is not just a house; it is a home that promises comfort and a sense of community. With its excellent features and prime location, it is an opportunity not to be missed.















## Dimensions

**ENTRANCE HALL**  
**CLOAKROOM**  
1.77 x 1.03

**ATTRACTIVE**  
**THROUGH LOUNGE**  
4.76 x 3.03

**DINING ROOM**  
3.34 x 2.40

**FITTED KITCHEN**  
**WITH BUILT IN**  
**APPLIANCES**  
3.34 x 2.31

**DOUBLE GLAZED**  
**CONSERVATORY**  
3.43 x 2.34

**LANDING**  
2.97 x 1.78

**BEDROOM ONE**  
4.78 x 3.04

**BEDROOM TWO**  
3.34 x 2.59

**BEDROOM THREE**  
3.34 x 2.08

**BATHROOM WITH**  
**SHOWER**  
1.76 x 1.70

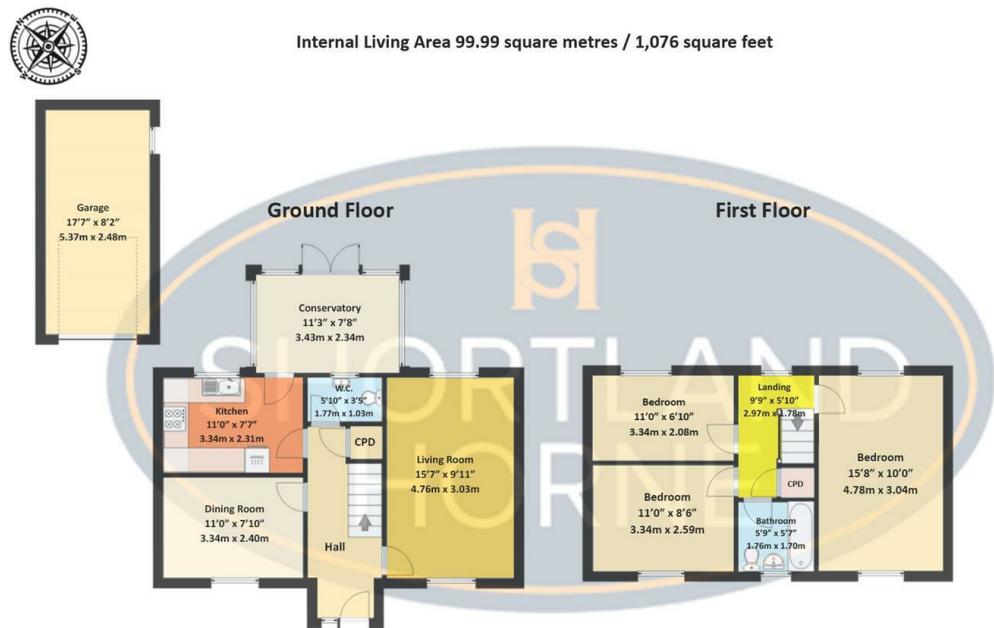
**DIRECT ACCESS**  
**TARMAC DRIVE TO**  
**BRICK GARAGE**  
5.37 x 2.48

**LAWN FOREGARDEN**  
**& PRIVATE WELL**  
**LAID OUT REAR**  
**GARDE**

**VIEWING HIGHLY**  
**RECOMMENDED**

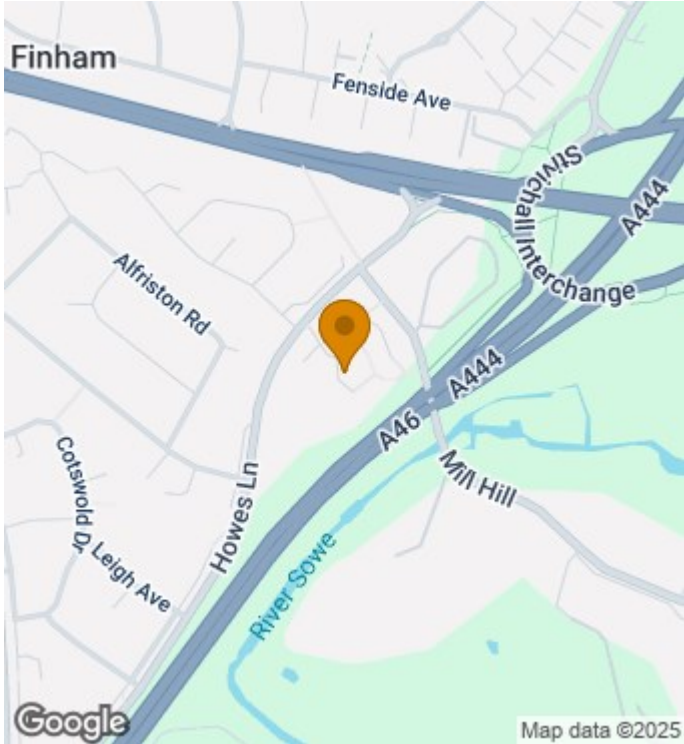


Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Location Map



Total area: 1076.00 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.

EPC

