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Wainbody Avenue South  
CV3 6BZ

# Wainbody Avenue South

## CV3 6BZ

Nestled in the desirable area of Finham, Coventry, this charming semi-detached house on Wainbody Avenue South presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The inviting lounge is perfect for unwinding after a long day, while the dining room offers a delightful setting for family meals and gatherings.

The kitchen is functional and ready for your personal touch, making it a wonderful space for culinary creativity. With three comfortable bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The bathroom is conveniently located to serve all bedrooms.

Outside, the property features a garage and off-road parking, ensuring that you will never have to worry about finding a space for your vehicle. The absence of a chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly.

Situated close to reputable local schools, this home is perfect for families with children. Additionally, the excellent road links nearby provide easy access to Coventry and beyond, making commuting a breeze. This property is a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone looking to make Finham their home.









## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

3.66m x 3.61m

Dining Room

3.35m x 3.23m

Sun Room

3.00m x 2.69m

Kitchen

4.04m x 3.61m

### FIRST FLOOR

Bedroom One

3.71m x 3.33m

Bedroom Two

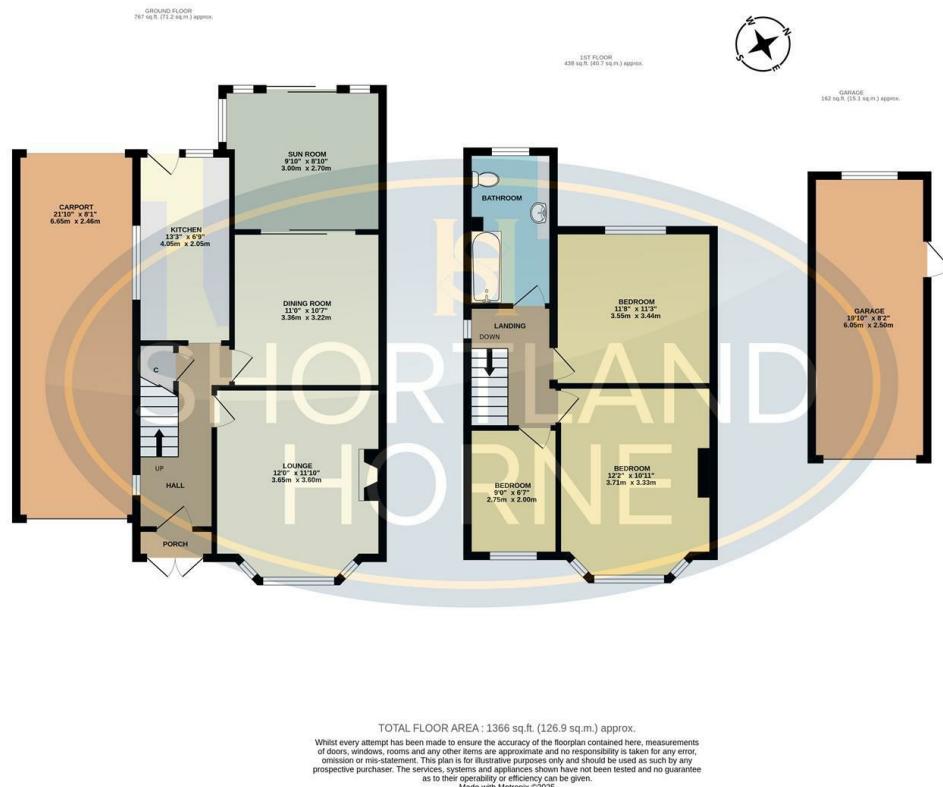
3.56m x 3.43m

Bedroom Three

2.74m x 2.01m

Bathroom

## Floor Plan



Total area: 1366.00 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

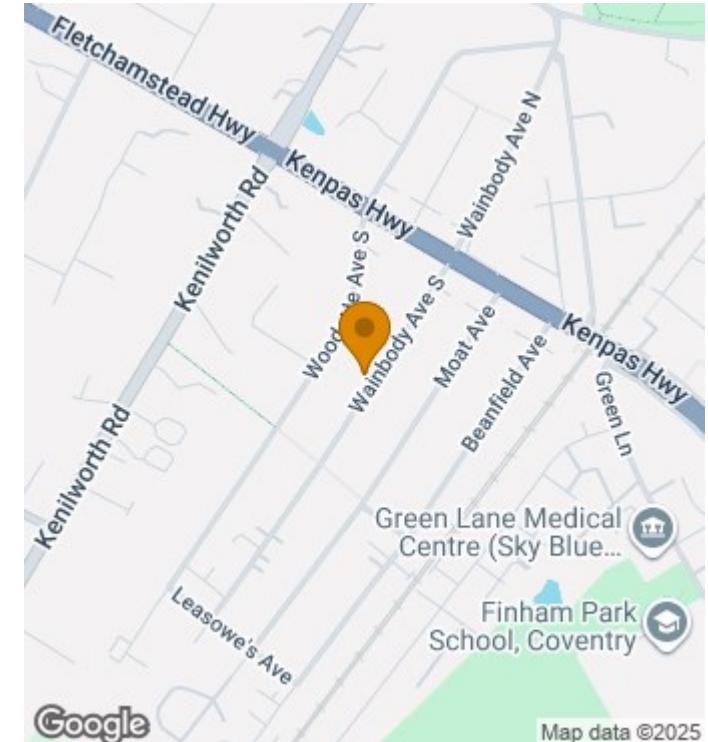
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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