



Trusted  
Property Experts



Whoberley Avenue  
Whoberley CV5 8FB



# Whoberley Avenue

CV5 8FB      £1,350 PCM  
£1,557 Deposit

Shortland Horne are delighted to present this well maintained and spacious four bedroom mid terrace family home, ideally located on the sought after Whoberley Avenue.

Positioned within close proximity to Allesley Park, a range of highly regarded schools, and excellent transport links via the A45 to the motorway network, this property offers convenience, comfort, and practicality for modern family living.

The ground floor accommodation comprises a welcoming entrance hallway with a guest W.C., a spacious lounge and dining area and a well appointed fitted kitchen. The kitchen features a five ring gas hob, integrated oven, inset stainless steel sink with mixer tap, range of base and eye level units, and roll top work surfaces on three sides.

To the first floor, there is a stylish family bathroom, two generously sized double bedrooms with built in wardrobes, and a versatile third bedroom ideal for use as a home office or nursery. The second floor boasts a further spacious double bedroom complemented by a contemporary shower room.

Externally, the property benefits from a private driveway to the front, offering off street parking, while to the rear is a fully enclosed garden with access to a single garage.

AVAILABLE FROM 3RD NOVEMBER | EPC RATING: D  
| COUNCIL TAX BAND: C

**selling quality**  
property since 1995











SAMSUNG

Control panel for the Samsung refrigerator, showing various settings and indicators.

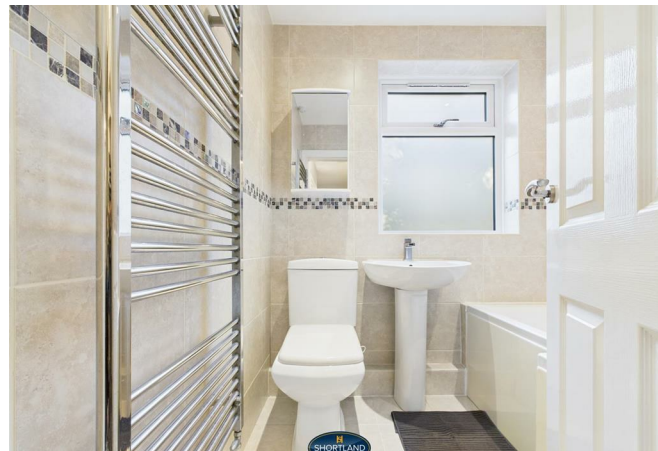
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|-------|---|
| 1     | 2 |
| 3     | 4 |
| 5     | 6 |
| 7     | 8 |
| 9     | 0 |
| 1     | 2 |
| 3     | 4 |
| 5     | 6 |
| 7     | 8 |
| 9     | 0 |



DIGITAL INVERTER







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

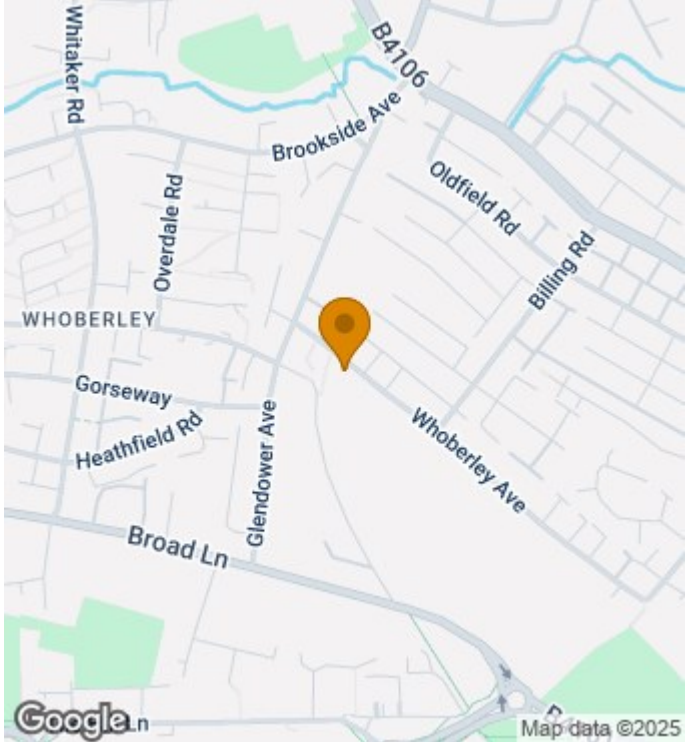
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

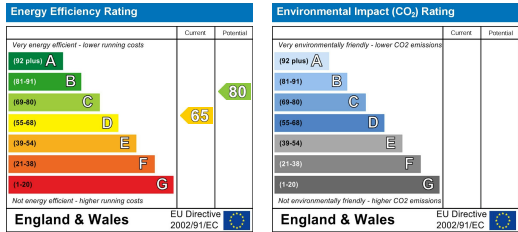
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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