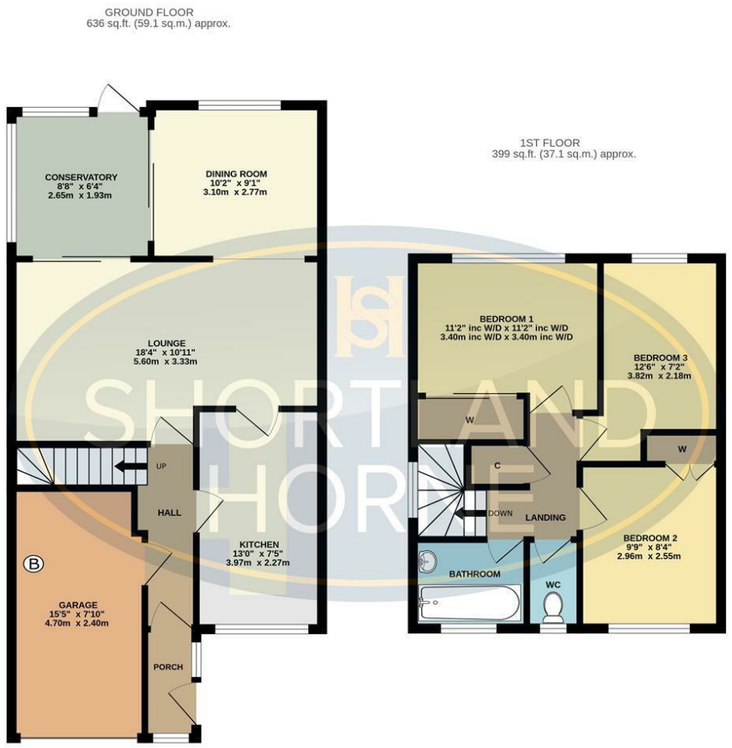
Floor Plan



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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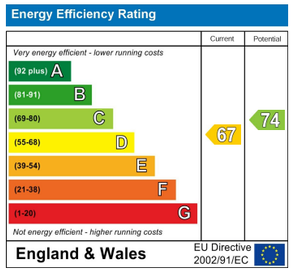
EPC



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.

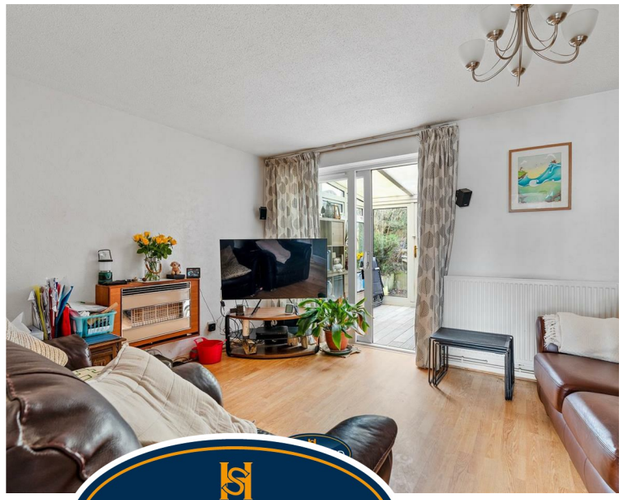
Appliances

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.



SHORTLAND HORNE

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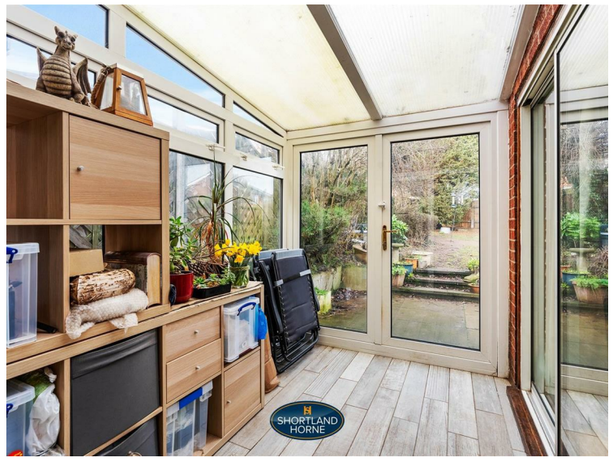


£240,000 Offers Over

Bedrooms 3
Bathrooms 1

Set along the well-established and highly regarded residential road of Wimborne Drive in Walsgrave, this three-bedroom semi-detached home offers a rare opportunity to purchase a property that has been lovingly cared for by the same family for over 50 years. Stepping inside, there is an immediate sense of warmth and comfort, with a welcoming homely atmosphere that flows effortlessly throughout the property. The home has been well maintained and is perfectly move-in ready, allowing the next owners to enjoy it from day one while adding their own personal touches over time. Offered with no onward chain, this is a property that combines convenience, space and long-term potential in equal measure.

The location is particularly appealing, ideal for families, healthcare professionals and commuters alike. Within comfortable walking distance are a range of everyday amenities including Tesco Superstore for convenient shopping, University Hospital Coventry & Warwickshire, and well-regarded local schooling such as Pearl Hyde Primary School and Caludon Castle Secondary School. Excellent transport links provide straightforward access to Coventry city centre, major road networks including the M6 and A46, and surrounding business hubs, making this an exceptionally practical place to call home.

Approaching the property, the generous driveway immediately provides off-road parking for multiple vehicles and leads to the integral garage, offering further storage or exciting potential for conversion, subject to the necessary permissions. Entry is gained through a porch into a bright and welcoming hallway which sets the tone for the rest of the home and provides internal access to the garage.

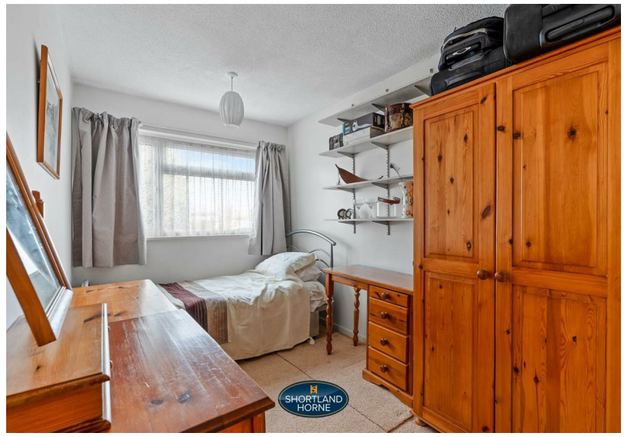
The lounge is a light and relaxing space, decorated in neutral white tones with practical laminate flooring underfoot, creating a versatile environment for both quiet evenings and entertaining guests. The room flows seamlessly into the extended dining area, forming a sociable and flexible living space ideal for family gatherings and mealtimes. Sliding doors from the lounge draw in natural light and open directly into the conservatory, a delightful spot to enjoy views of the garden throughout the seasons, whether it's morning coffee in the sunshine or unwinding at the end of the day while overlooking the greenery beyond.

The kitchen is arranged in a functional galley style, fitted with classic shaker-style units, tiled flooring and a built-in oven with electric hob. There is ample space for essential appliances including a fridge freezer, washing machine and dishwasher, ensuring the space is both practical and efficient for everyday living.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is positioned at the rear of the home, enjoying a large window that frames pleasant garden views and fills the room with natural light, complemented by built-in sliding wardrobes providing excellent storage. The second bedroom is another comfortable double room located at the front of the property and also benefits from fitted wardrobes. The third bedroom is notably generous for a home of this style and offers superb flexibility, making it equally suited as a nursery, home office or guest bedroom. The family shower room is fully tiled and fitted with a bath with shower over and vanity sink unit, while a separate WC adds further everyday convenience.

Outside, the mature rear garden provides a peaceful and private outdoor retreat. A patio area immediately outside the property creates the perfect setting for outdoor dining or summer entertaining, leading onto established planting beds filled with shrubs and greenery that provide colour, texture and a sense of tranquillity.

Combining a sought-after location, generous living space and a long history of careful ownership, this much-loved home presents a wonderful opportunity for buyers seeking a property with character, comfort and future potential.



GROUND FLOOR	
Porch	
Hallway	
Lounge	18'4 x 10'11
Dining Room	10'2 x 9'1
Kitchen	13' x 7'5
Conservatory	8'8 x 6'4
FIRST FLOOR	
Bedroom 1	11'2 x 11'2
Bedroom 2	9'9 x 8'4
Bedroom 3	12'6 x 7'2
Bathroom	
Wc	
OUTSIDE	
Integral Garage	15'5 x 7'10
Rear Garden	
Driveway	