



Trusted  
Property Experts



Wimborne Drive  
Walsgrave CV2 2HZ

# Wimborne Drive CV2 2HZ

£1,250 PCM  
£1,442

Shortland Horne are delighted to present this three bedroom semi detached property, ideally situated in a prime location close to the University Hospital Coventry and Warwickshire (UHCW), making it an excellent choice for healthcare professionals. The property also benefits from close proximity to a range of local amenities all within easy reach.

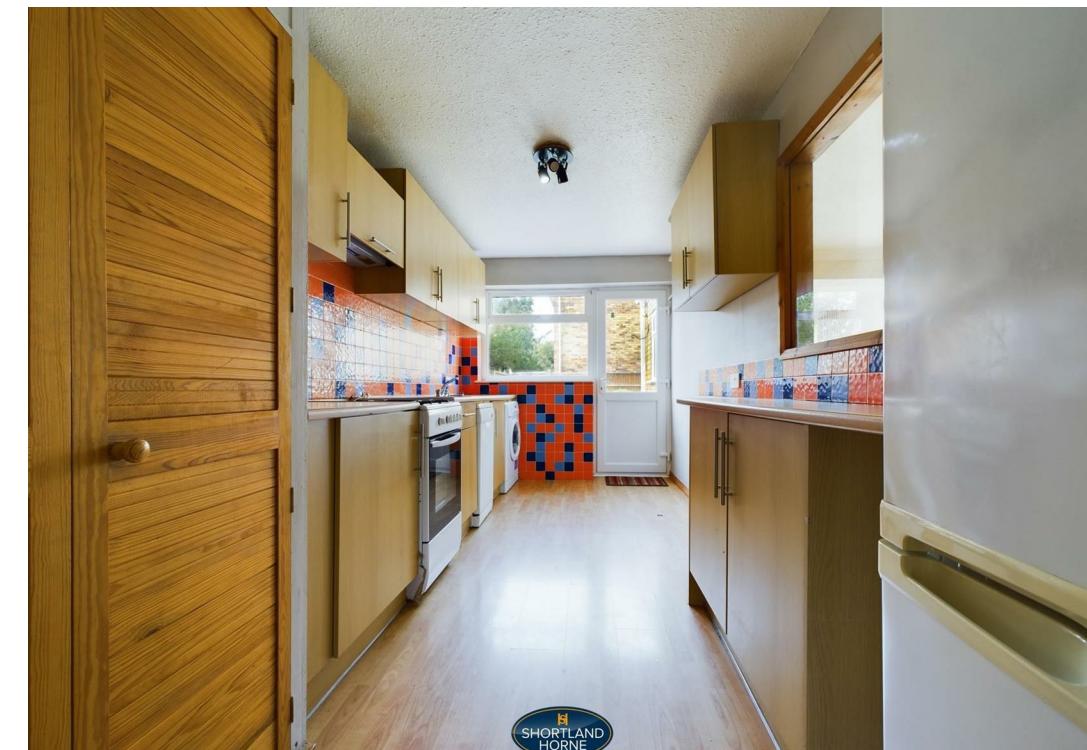
The accommodation briefly comprises an entrance porch leading into a welcoming hallway with a ground floor WC, a spacious lounge with direct access to the rear garden and a well appointed kitchen offering ample base and eye level storage units.

To the first floor, the property provides three bedrooms and a family bathroom. Externally, the home features an enclosed rear garden, along with a block paved driveway to the front, providing off road parking.

Early viewing is highly recommended to appreciate the location and accommodation on offer.

AVAILABLE FROM 20TH FEBRUARY | EPC RATING: D | COUNCIL TAX BAND: C









## 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

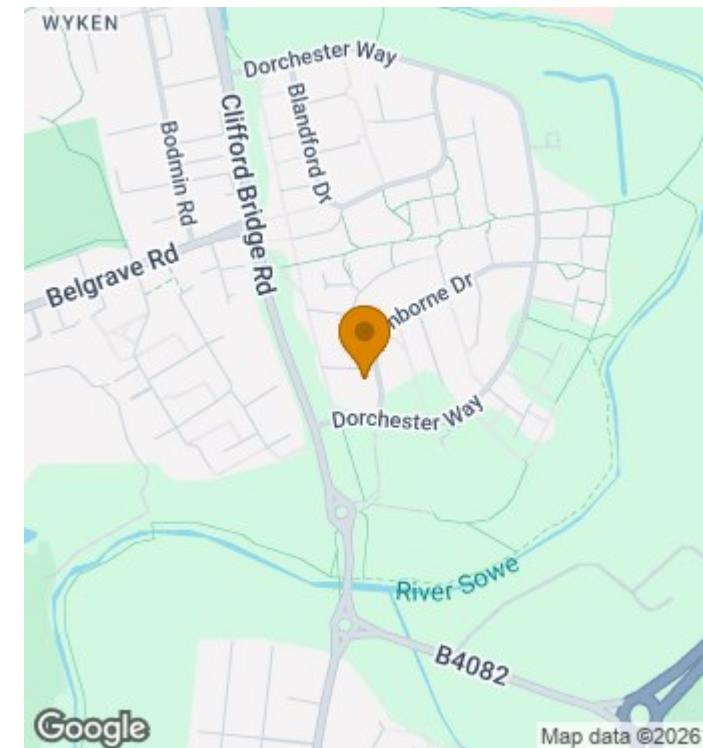
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

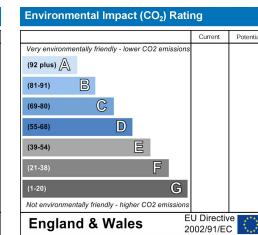
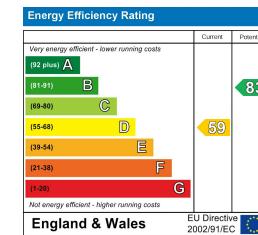
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner 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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne

Trusted  
Property Experts