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Shortland Horne

2021-2022

Wainbody Avenue South  
CV3 6BX



## Wainbody Avenue South CV3 6BX

This most impressive, cleverly extended seven bedroom, four bathroom semi-detached home, ideal for a family with nearly 2000sqft of living space, situated in the desirable location of Finham. Wainbody Avenue South is just a short trip away from Coventry train station, that has direct routes to Birmingham New Street and is also an hours journey to London Euston Station. The property is also in walking distance to the War Memorial Park and within the catchment area for the highly regarded Finham Schools. This beautiful property has been extended and tastefully decorated throughout.

The accommodation briefly comprises of a spacious 24ft Kitchen/Diner with underfloor heating, living room and snug, a ground floor bedroom with an en-suite shower room and a further bathroom leading from the kitchen. The beautiful kitchen really sets the house off which has been recently extended and offers spacious light and airy living.

On the first floor you will find a shower room and five generously sized bedrooms.

To the second floor there is the seventh bedroom with a shower room and generous eaves space for extra storage.

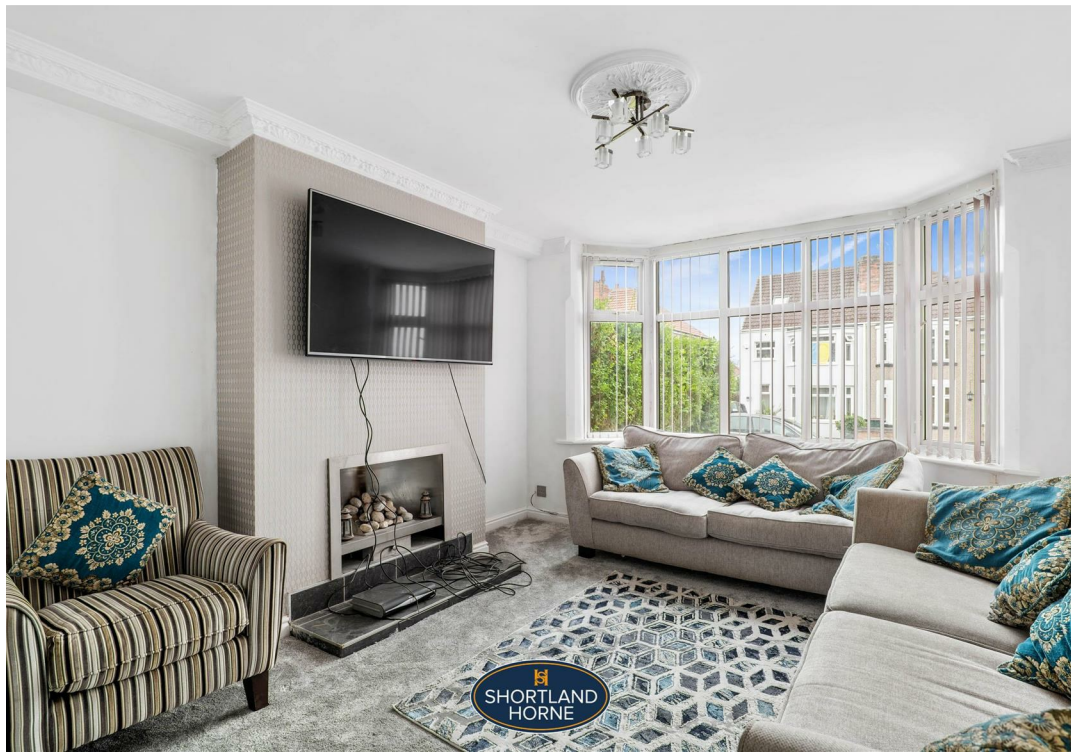
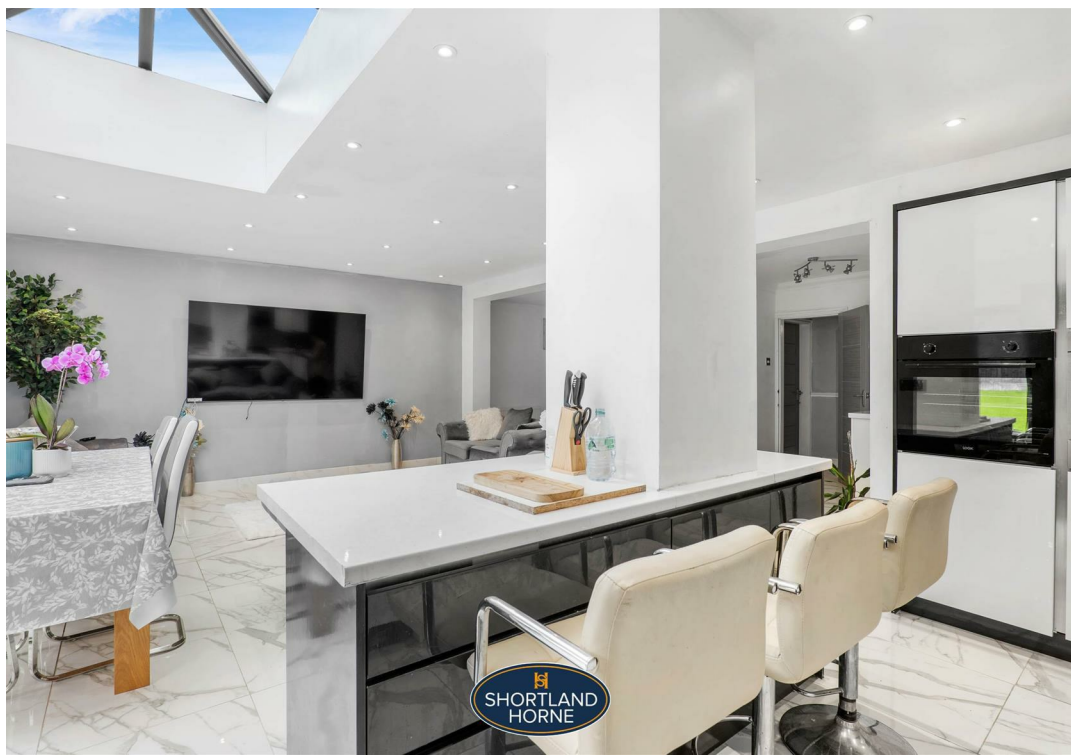
Outside there is a wonderful large well maintained rear garden. The garden is ideal for outside entertaining in the summer months. To the front there is off road parking with a block paved driveway providing parking for several vehicles.

This house has been renovated and extended to a high standard and needs to be viewed to fully appreciate the space and living space it has to offer.

**selling quality**  
property since 1995















## Dimensions

Ground Floor

Entrance Hall

Living Room

3.92 x 3.67

Snug

3.45 x 3.28

Kitchen/Diner

7.49 x 7.40

Bathroom

2.06 x 2.33

Bedroom One

5.3 x 4.21

Shower Room

Bedroom Two

3.45 x 3.67

Bedroom Three

3.92 x 3.34

Bedroom Four

4.08 x 3.48

Bedroom Five

4.97 x 2.23

En-suite

Bedroom Six

2.29 x 2.08

Bedroom Seven

3.22 x 1.50

Shower Room

Garden



Floor Plan



Total area: approx. 185.3 sq. metres (1994.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1994.40 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.

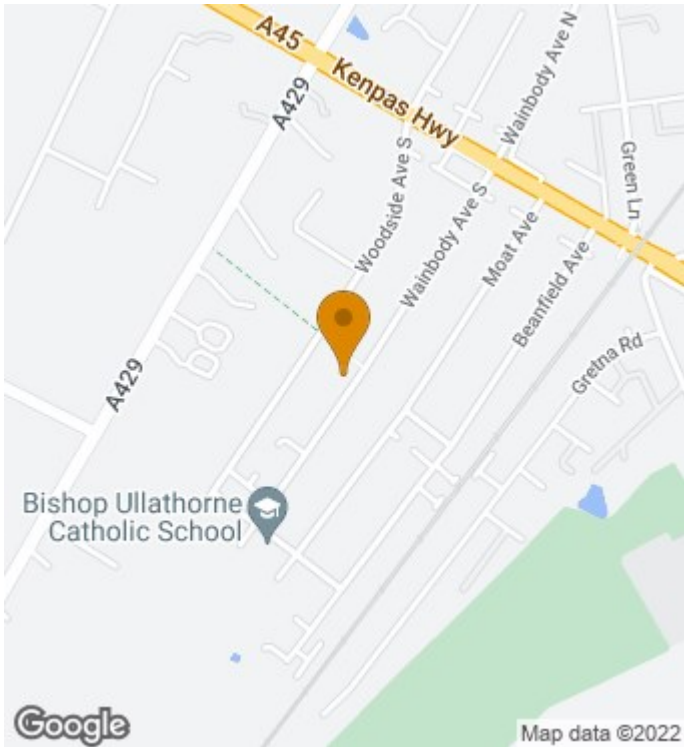
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

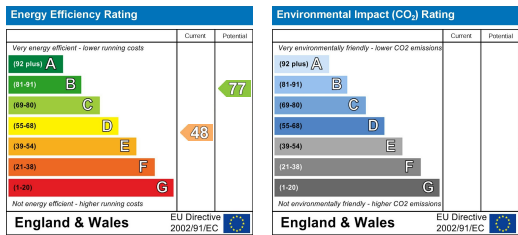
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Location Map



EPC



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