
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Moat Avenue
Finham CV3 6BT

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Welcome to this superb double-bayed semi-detached home located in the sought-after Finham & Stivichall catchment area. As you step through the front door, you are greeted by a hallway adorned with original Minton tiles, adding a touch of character to the property. The gorgeous fitted kitchen/diner is perfect for entertaining, while the lovely lounge provides a cosy space to unwind. Convenience is key with a ground floor WC/laundry room. Upstairs, you'll find three generous bedrooms and a gorgeous family bathroom. With a large driveway to the front, a garden to the rear, and a garage, outdoor space is plentiful.

This fully refurbished home is offered with no chain, making it the perfect spot to settle in and make your own.

Outside, the property offers a wonderful blend of relaxation and practicality. The large drive to the front provides ample parking space for residents and guests alike. To the rear, the garden offers a peaceful retreat, ideal for enjoying sunny days or hosting gatherings. With a garage for added storage or parking convenience, this property caters to all your outdoor needs. A truly special home that seamlessly combines modern living with classic charm - make it yours today!

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Hallway
4.34m x 1.55m

Lounge
4.04m x 3.53m

Open Plan Kitchen/Diner
5.11m x 3.48m

Ground Floor WC

FIRST FLOOR

Bedroom
3.96m x 3.20m

Bedroom
3.30m x 3.38m

Bedroom
2.31m x 1.93m

Bathroom
2.01m x 1.65m

OUTSIDE

Garage
4.80m x 1.88m

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Floor Plan



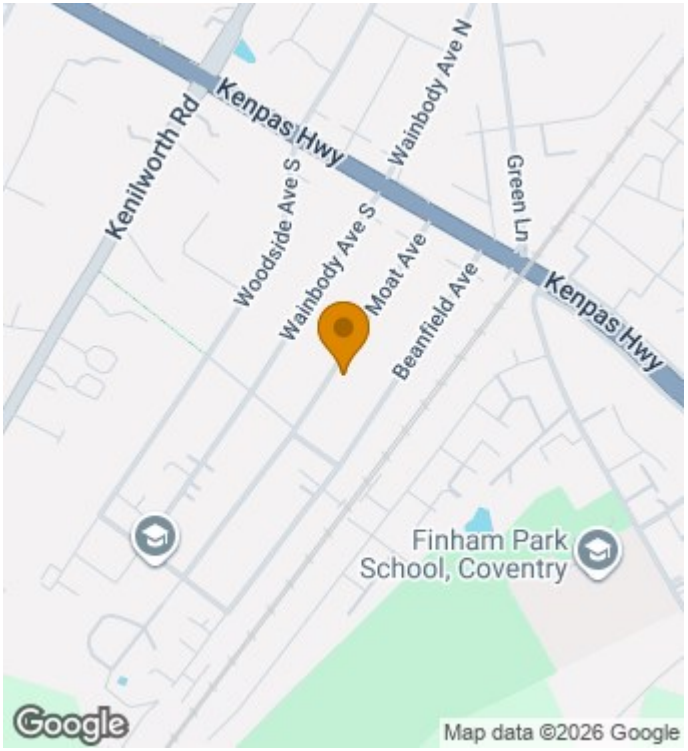
Total area: sq ft

Disclaimer

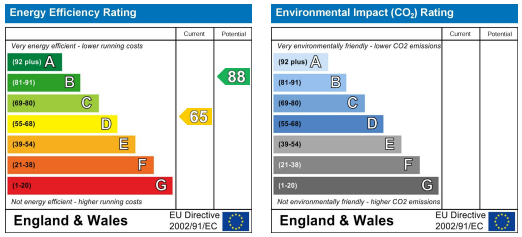
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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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