

Floor Plan



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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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 VIRTUAL VIEWING



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Wainbody Avenue North

CV3 6DD



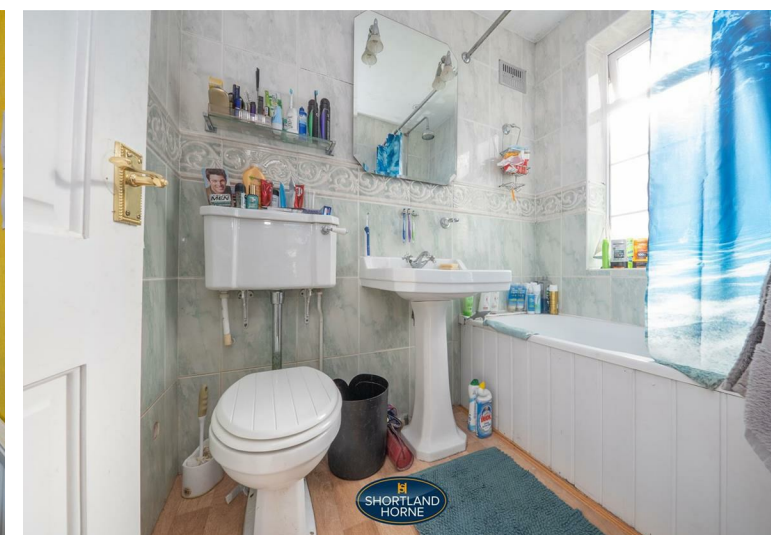
£340,000 Offers over | Bedrooms 4 Bathrooms 1

A LOVELY EXTENDED SEMI-DETACHED FAMILY HOME WITH THE ADDED BENEFIT OF A DOWNSTAIRS BEDROOM IN THE SOUGHT AFTER LOCATION OF STYVECHALE.

Wainbody Avenue North is a very popular location it is close to Coventry train station, The War Memorial Park and within easy reach to Finham Park School.

The house has gas fired central heating and double glazing with the ground floor offering a dining room with a bay window, a snug, an extended 17ft Kitchen/diner with a fully fitted kitchen with space for a fridge/freezer, dishwasher and range gas cooker. There is also a family room/bedroom 4 utility and downstairs shower room.

On the first floor you will find a family bathroom, two double bedrooms and a generously sized third bedroom. Outside to the front of the property is a tarmac driveway providing parking for several vehicles and to the rear there is a south facing much larger than average fully enclosed garden.



GROUND FLOOR

Entrance Hallway

Lounge

11 x 17'4

Kitchen/Diner

15'1 x 17'4

Snug

11'10 x 9'7

Utility

10'2 x 7'3

Shower Room

Bedroom 1

18'6 x 9'5

FIRST FLOOR

Bedroom Two

11'3 x 12

Bedroom Three

12 x 9'8

Bedroom Four

11'7 x 4'11

Family Bathroom

Bathroom

4'10 x 7'4