


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

WAINBODY AVENUE SOUTH,
FINHAM, CV3 6BY

OFFERS OVER
£370,000

WAINBODY AVENUE SOUTH




PROMINENCE
— ESTATES —

This beautifully maintained extended three bedroom semi detached home is situated in the highly sought after area of Finham and offers an excellent combination of generous living space, a private rear garden, detached garage and off road parking for two vehicles. Featuring an open plan kitchen diner, office and shower room on the ground floor, this wonderful family home has been lovingly cared for throughout and is perfectly positioned close to excellent schools and local amenities.

Upon entering the property, you are welcomed into a bright and inviting entrance hall leading through to a comfortable living room, providing the perfect space to relax with family and friends. To the rear of the property is a fantastic open plan kitchen diner, creating the heart of the home and offering an ideal space for both everyday family life and entertaining. The adjoining office enjoys pleasant views over the rear garden and provides an additional reception area that can be used all year round. A convenient shower room on the ground floor adds further practicality.

The first floor comprises three well proportioned bedrooms, all presented to a high standard, along with a modern family bathroom. The accommodation is perfectly suited to growing families, professionals or those looking for flexible living space.

Externally, the property boasts a long and beautifully maintained rear garden which offers an excellent degree of privacy, making it a wonderful place to relax, entertain or enjoy outdoor family life. The detached garage provides secure parking or additional storage, while the driveway to the front comfortably accommodates two vehicles.

Finham is one of Coventry's most desirable residential locations, particularly popular with families due to its excellent range of highly regarded schools, including Finham Park School. The property is conveniently located close to local shops, supermarkets, cafés and everyday amenities, while nearby green spaces offer excellent opportunities for walking and recreation.

For commuters, the property enjoys superb transport links with easy access to the A45, A46 and surrounding motorway network. Coventry city centre and Coventry railway station are both within easy reach, providing direct rail services to

Birmingham, London and other major destinations.

Offering stylish accommodation, a superb rear garden and an outstanding location, this excellent family home presents a fantastic opportunity to purchase a property in one of Coventry's most sought after areas. Early viewing is highly recommended.

Living Room 13'11" x 11'4"

Kitchen/Dining Room 10'11" x 10'8"

Kitchen 11'3" x 7'11"

Shower Room 2'11" x 8'6"

Office 9'11" x 8'2"

Garage 8'2" x 14'8"

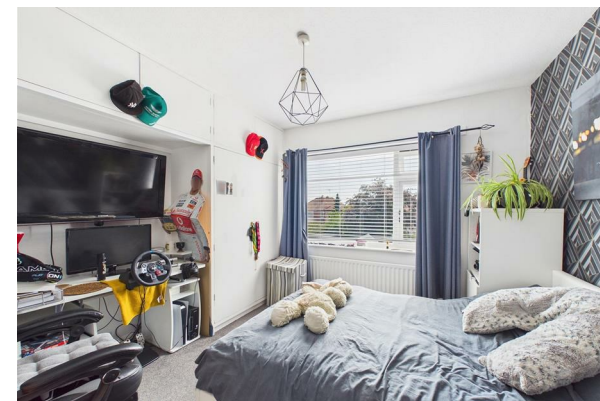
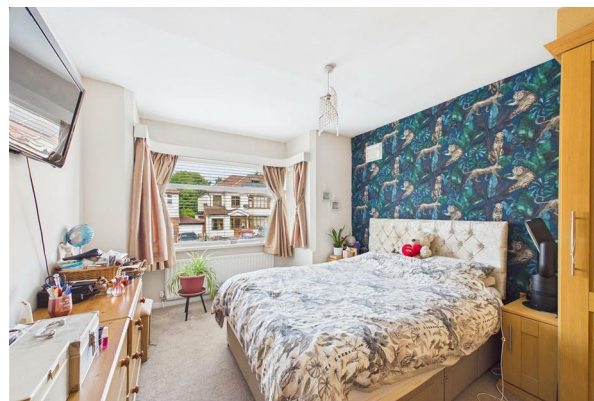
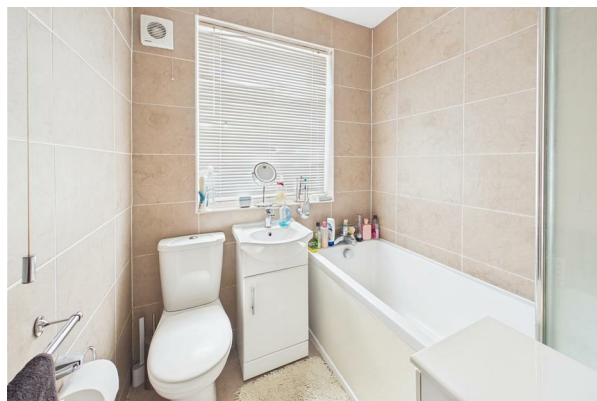
Bedroom One 14'0" x 10'7"

Bedroom Two 11'0" x 9'6"

Bedroom Three 8'3" x 6'11"

Bathroom 5'3" x 5'10"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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		

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