
SHORTLAND HORNE
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Woodside Avenue North
Finham CV3 6BD

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An impressive and substantially extended four-bedroom semi-detached family home offering approximately 1,886 sq ft of versatile accommodation, positioned on one of Finham's most established and sought-after residential roads.

Woodside Avenue North is a highly regarded location for families, with convenient access to local amenities, popular schooling, the War Memorial Park, Coventry city centre and the A45 road network.

Set back behind an attractive frontage, the property offers considerably more accommodation than the external appearance initially suggests, with the living space arranged over three floors.

The ground floor begins with a welcoming entrance hallway leading through to a bright and characterful bay-fronted lounge. To the rear, the real centrepiece of the home is the substantial open-plan kitchen, dining and family area, creating an excellent space for both everyday family life and entertaining. Rooflights bring in plenty of natural light, while the kitchen itself is fitted with an extensive range of units, a central island and integrated appliances. A separate utility room, guest WC and useful storage room add further practicality. 66 woodside avenue north

The first floor provides three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a generous family bathroom complete with a jacuzzi bath.

A further staircase leads to the second floor where the fourth bedroom provides excellent additional accommodation, ideally suited as a guest bedroom, teenager's room or substantial home office.

Outside, the property benefits from established gardens to both the front and rear, providing attractive outdoor space to complement the generous accommodation within.

With approximately 1,886 sq ft of accommodation, four bedrooms, two bathrooms and a superb open-plan family space, this is a substantial home in one of Finham's most desirable residential settings and one that needs to be viewed internally to fully appreciate its scale.

Council Tax Band: E | EPC Rating: D

selling quality
property since 1995




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Dimensions

Entrance Hallway

Lounge
3.91m x 3.89m

Kitchen/Living Area
6.10m x 6.83m

Utility Room
2.51m x 2.36m

WC
1.42m x 1.30m

Storage Room
2.39m x 2.46m

FIRST FLOOR

Bedroom One
3.81m x 3.91m

Bedroom Two
3.68m x 3.86m

En-Suite
1.60m x 2.51m

Bedroom Three
2.54m x 3.35m

Family Bathroom
2.44m x 2.84m

SECOND FLOOR

Bedroom Four
3.28m x 3.78m

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Floor Plan



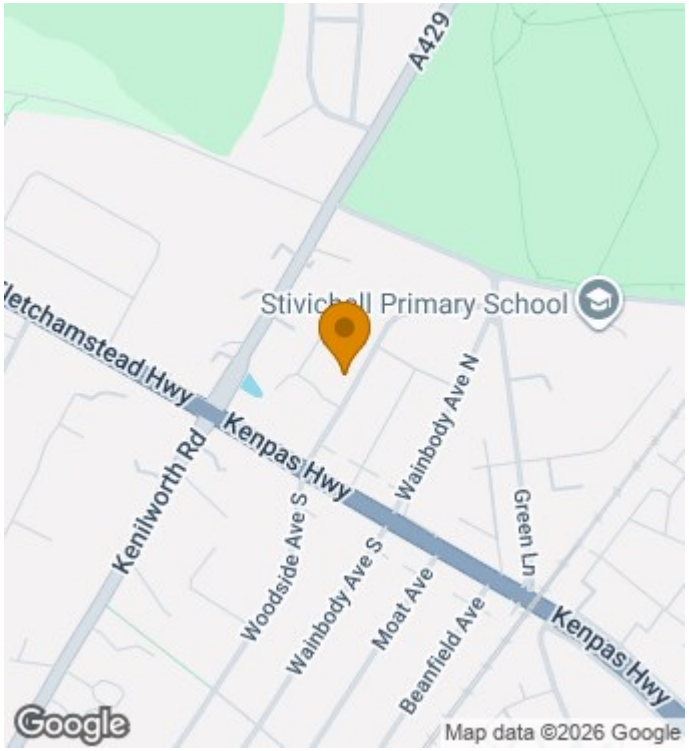
Total area: 1886.00 sq ft

Disclaimer

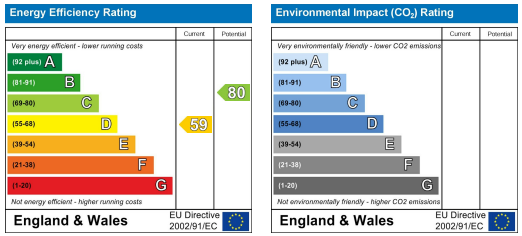
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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



02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

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