



JULIE PHILPOT

RESIDENTIAL



70 Wainbody Avenue South | Finham | Coventry | CV3 6BZ

£385,000

A fantastic opportunity to acquire this attractive and well presented 1930s traditional three bedroom semi-detached home, ideally located within catchment for highly regarded primary and secondary schools and just a short walk from the War Memorial Park. Set on a generous plot, the property boasts a much larger than average, beautifully landscaped rear garden with a detached timber summerhouse. Internally, the accommodation includes two spacious reception rooms, fitted kitchen, ground floor cloakroom, three first floor bedrooms, and a family bathroom. Additional features include gas central heating, double glazing, carport, ample driveway parking, and the potential to extend to the side or rear (subject to planning permission), making this an ideal long-term family home.

- Three Bedrooms
- Two Reception Rooms
- Stunning Rear Garden
- Carport & Driveway
- Finham Park Catchment
- Potential to Extend (STPP)



Property Description

RECESSED PORCH

With feature entrance door with attractive patterned glass insert leading to:

ENTRANCE HALL

With engineered wood flooring, central heating radiator and staircase leading to first floor with understairs storage cupboard beneath. Further door to.

CLOAKROOM

With low level w/c. and half pedestal wash hand basin.

FRONT LOUNGE

12' 4" x 13' 7" (3.76m x 4.14m)

A lovely light and airy lounge with leaded light bay window, feature fireplace with wooden surround, marble effect inset, raised hearth and coal effect gas fire. Central heating radiator, tv aerial point and quality engineered wood flooring.

REAR DINING ROOM

12' 0" x 11' 5" (3.66m x 3.48m)

With engineered wood flooring, central heating radiator and double glazed patio doors leading out to the paved patio/seating area and extensive rear garden.

KITCHEN

12' 7" x 6' 4" (3.84m x 1.93m)

Fitted with a range of quality painted kitchen units with complementary wood block worktops over. There is a good range of cupboard and drawer units and matching wall cupboards. Inset enamel sink unit with mixer tap, Rangemaster cooker with extractor hood over, space and plumbing for automatic washing machine and space for tall fridge/freezer. Rear garden views, central heating radiator, ceramic tiled flooring, inset ceiling spotlights and side door to car-port.

FIRST FLOOR LANDING

Being natural lit via side double glazed window and having access to the loft space via pull down ladder.

BEDROOM ONE

14' 3" x 11' 6" (4.34m x 3.51m)

Having large leaded light bay window, central heating radiator and wood laminate flooring.

BEDROOM TWO

12' 2" x 12' 6" into chimney breast (3.71m x 3.81m)

With lovely rear garden views, central heating radiator, wood laminate flooring, coved ceiling cornice and built-in cupboard housing the central heating boiler.

BEDROOM THREE

8' 2" x 6' 6" (2.49m x 1.98m)

Currently used as an office with laminate flooring and central heating radiator.

FAMILY BATHROOM

5' 6" x 6' 9" (1.68m x 2.06m)

Fitted with a traditional white suite comprising low level w/c., pedestal wash hand basin and panelled bath with glazed side screen and mains fed shower over. Part tiled walls, ceramic tiled flooring, heated towel rail/radiator and inset ceiling spotlights.

OUTSIDE

DRIVEWAY AND PARKING

The property is set back from the road being a block paved driveway providing ample off road parking.

CARPORT

7' 2" x 25' 1" (2.18m x 7.65m)

With up and over door. Opening directly on to the rear patio and garden.

STUNNING REAR GARDEN

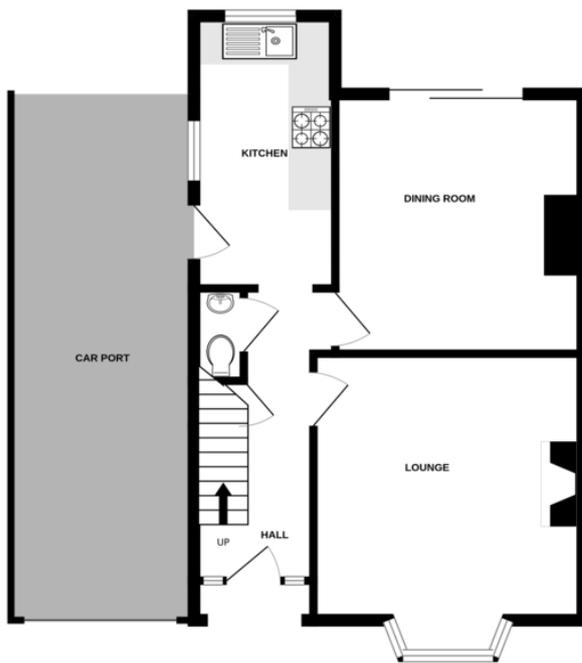
The superb rear garden is a particularly outstanding feature of the property being much larger than average and can only be fully appreciated by viewing. There is a spacious paved patio/seating area and extensive shaped lawns with inset flower and herbaceous beds, mature trees and planted borders surrounding. To the rear of the garden there is further area laid with gravel and decorative stones together with various covered seating areas and a hand built wooden Summerhouse. This garden is ideal for those who would like to have a kitchen/vegetable garden or for those looking for plenty of room for the children to play. The opportunities are endless.

HAND BUILT TIMBER SUMMER HOUSE

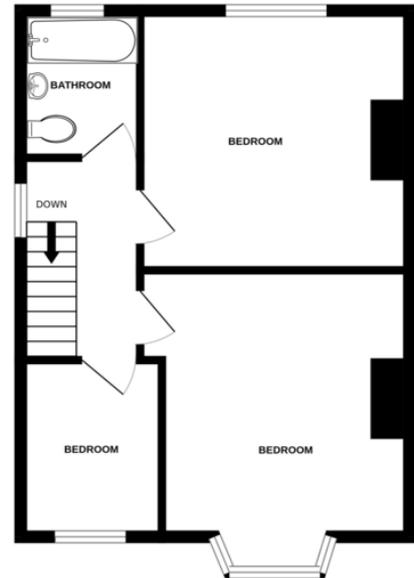
Nestled towards the end of the garden, this attractive wooden summer house offers a versatile space perfect for relaxing or entertaining. It provides a cosy retreat ideal for use as a reading nook, playroom, home office, or creative studio.



GROUND FLOOR



1ST FLOOR



Made with Metropix ©2025

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not