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Alfriston Road
Finham CV3 6FH

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OFFERED WITH NO CHAIN

Situated within the highly desirable and well-established suburb of Finham, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation throughout, together with a private enclosed rear garden, driveway parking and a garage.

The property is approached via a driveway providing off-road parking and access to the garage. Upon entering, a welcoming entrance hall gives access to the principal ground floor accommodation and staircase rising to the first floor.

The heart of the home is the impressive dual-aspect lounge/dining room extending over 24ft in length, providing excellent space for both relaxing and entertaining. Large windows allow an abundance of natural light to flood the room, creating a bright and inviting atmosphere throughout.

To the rear of the property is a fitted kitchen overlooking the garden, offering a range of storage and workspace. Beyond the kitchen is a useful utility room with

Location

Situated in the highly regarded residential suburb of Finham, this property enjoys a prime position on Alfriston Road, one of Coventry's most sought-after family locations. The area is particularly popular due to its excellent schooling, including catchment for the well-regarded Finham Park School and proximity to Finham Primary School, making it an ideal choice for families.

Finham offers a wonderful balance of suburban living and convenience, with local shops, supermarkets, cafés and everyday amenities all within easy reach. Residents also benefit from excellent transport links, with quick access to the A45, A46, M6, M40 and M69, while Coventry Railway Station is a short drive away, providing direct services to Birmingham and London.

The area is well known for its abundance of green spaces, including the nearby War Memorial Park, one of Coventry's most popular parks, offering extensive recreational facilities, walking routes and open parkland. Finham also borders the Warwickshire countryside, providing a pleasant semi-rural feel whilst remaining conveniently close to Coventry city centre.

Overall, Finham remains one of Coventry's premier residential areas, combining excellent educational facilities, strong transport connections, attractive surroundings and a thriving community atmosphere.

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property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge/Dining Room

7.47m x 3.63m

Kitchen

4.22m x 2.49m

Utility Room

W/C

FIRST FLOOR

Bedroom One

3.63m x 3.25m

Bedroom Two

3.71m x 3.45m

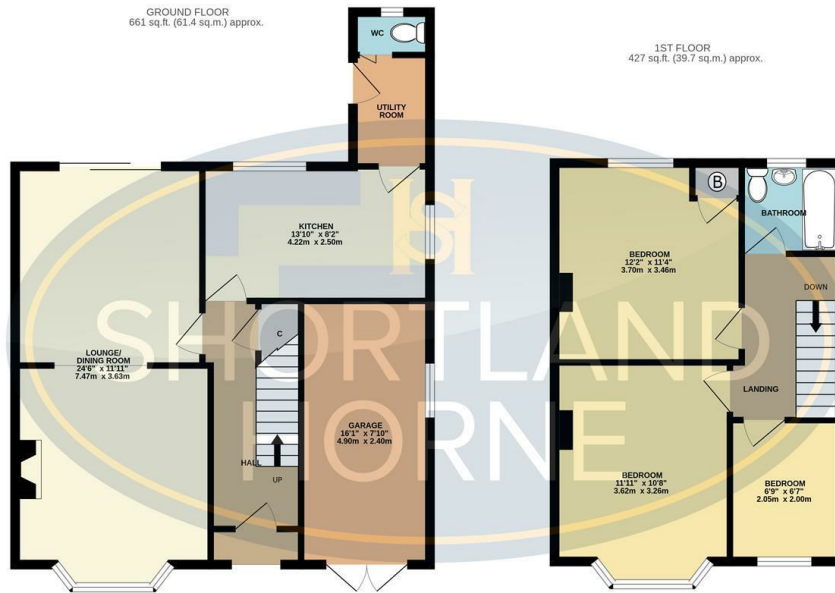
Bedroom Three

2.06m x 2.01m

Bathroom



Floor Plan



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 1087.00 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 Home.

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 Home 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

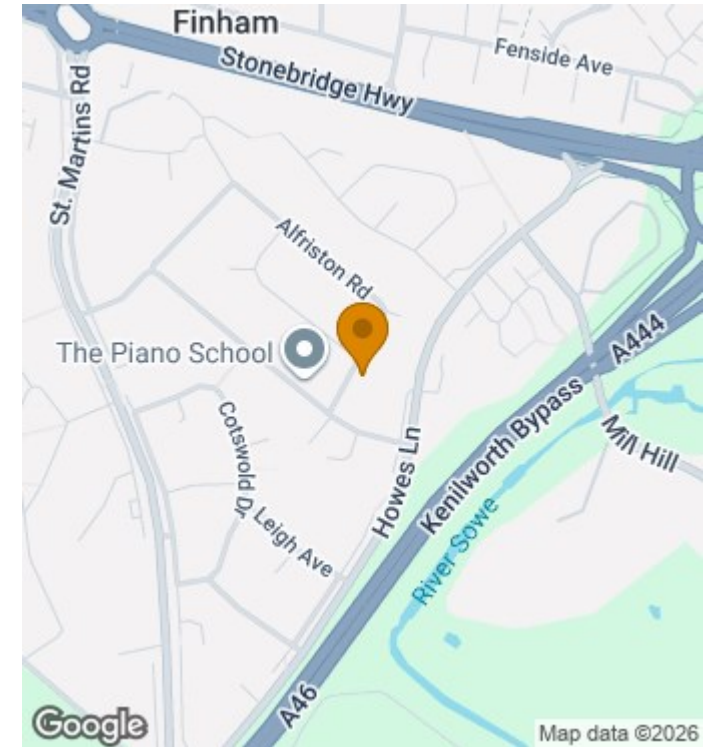
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

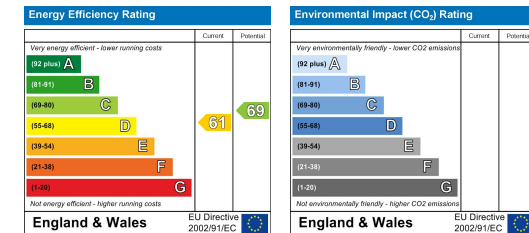
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home'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 Home 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



Trusted Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne