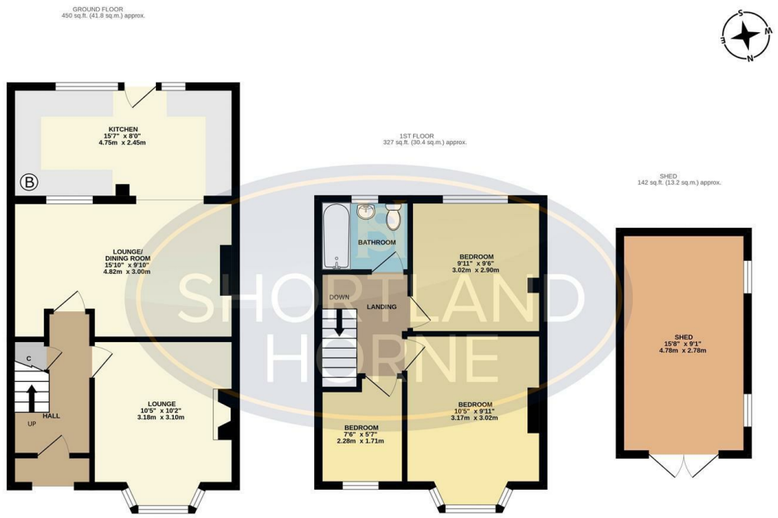
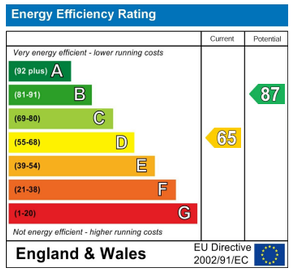
Floor Plan



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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EPC



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 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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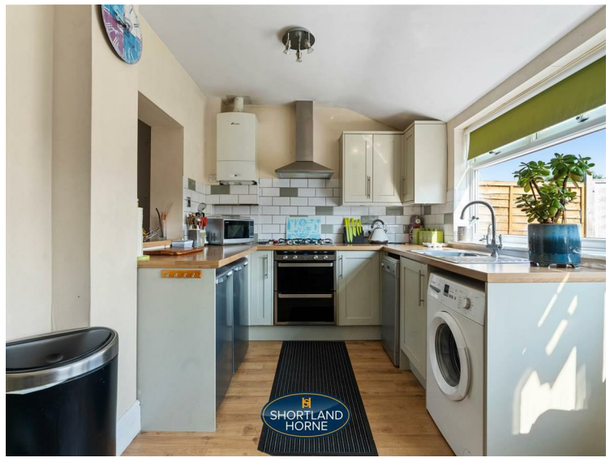
Crossway Road

Finham CV3 6JP











£264,750 Guide Price | Bedrooms 3 Bathrooms 1

Nestled in the desirable area of Crossway Road, Finham, Coventry, this charming mid terrace house presents a wonderful opportunity for those seeking a family home with great potential. This three-bedroom property is ideally located, offering easy access to the highly regarded Finham Park schools, as well as local shops and amenities, making it perfect for families and professionals alike.

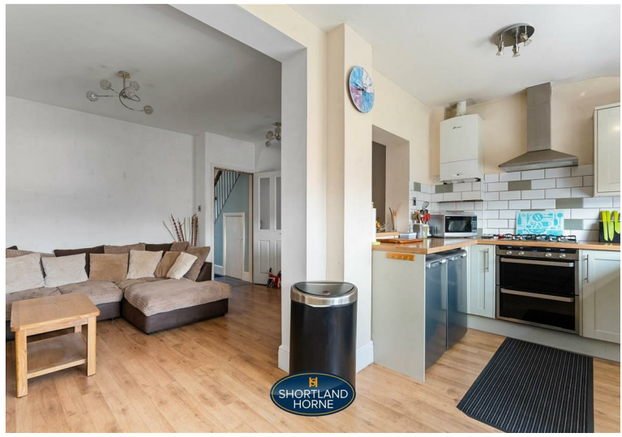
Upon entering, you are welcomed by an entrance porch that leads into a spacious hallway. The ground floor features a lounge a comfortable lounge/diner providing ample space for relaxation and entertaining and a kitchen which is modern with space for appliances to include a fridge, freezer and a washing machine, there is also an integrated oven with a gas hob.

Venturing to the first floor, you will find three generously sized bedrooms, each offering plenty of natural light and space for furnishings. The family bathroom completes this level, providing essential facilities for the household.

Externally, the property boasts a block-paved driveway at the front, allowing for off-road parking of two vehicles. The generously sized garden at the back is a delightful feature, offering a private outdoor space for family gatherings, gardening, or simply enjoying the fresh air.

This property, tastefully decorated throughout, is a fantastic canvas for those looking to create their dream home. With its prime location and spacious layout, it is essential to view this property internally to fully appreciate the size and potential it has to offer. Don't miss out on this exceptional opportunity in Finham.





GROUND FLOOR		Bedroom One	10'5 x 9'11
Porch		Bedroom Two	9'11 x 9'6
Entrance Hallway		Bedroom Three	7'6 x 5'7
Lounge	10'5 x 10'2	Bathroom	
Lounge/Dining Room	15'10 x 9'10	OUTSIDE	
Kitchen	15'7 x 8'0	Shed	15'8 x 9'1
FIRST FLOOR			