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Erithway Road  
CV3 6JS



# Erithway Road

## CV3 6JS

Nestled on Erithway Road in Coventry, this immaculate and extended mid-terrace family home is a true gem, ideally located within walking distance of Finham Park School. This beautifully presented property boasts three well-appointed bedrooms and three bathrooms, making it perfect for family living.

As you enter, you are greeted by a welcoming storm porch that leads into a spacious entrance hallway. The ground floor features a generous 15ft lounge, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning kitchen, which has been thoughtfully extended and opened up to create a delightful family area. This modern kitchen is equipped with a breakfast bar and integrated appliances, including double ovens, a gas hob, a dishwasher, and space for both a washing machine and an American fridge/freezer. A convenient W/C adds to the practicality of this level.

Venturing upstairs, you will discover a family bathroom and two double bedrooms, both of which come with built-in wardrobes for added storage. The luxury family bathroom has been extended to include a standalone bath and a separate walk-in shower, offering a serene space for relaxation. The former third bedroom has been cleverly adapted to accommodate a staircase leading to a fantastic loft bedroom, complete with skylights, eaves access, and its own en-suite shower room, providing a private retreat.

Outside, the property features a block-paved driveway at the front, ensuring off-road parking. The rear garden is fully enclosed and mainly laid to lawn, perfect for children to play or for hosting summer gatherings. Additionally there is a garage with an up and over door leading to an entry.

This exceptional home combines modern living with convenience, making it an ideal choice for families seeking comfort and style in a desirable location.

selling quality  
property since 1995















## Dimensions

Ground Floor

Hallway

Lounge

4.75 x 3.15

Kitchen/Dining Room

5.06 x 4.67

W/C

First Floor

Bedroom 1

3.93 x 2.55

Bedroom 2

3.06 x 2.50

Barthroom

Second Floor

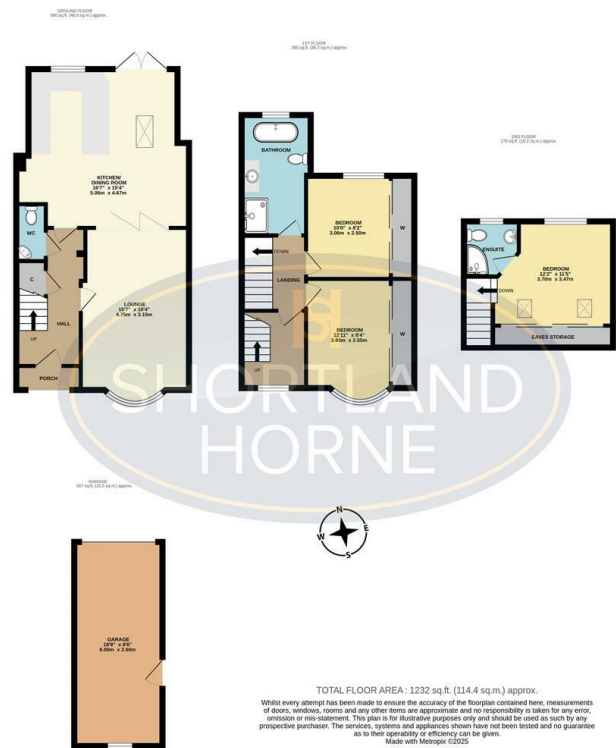
Bedroom 3

3.70 x 3.47

En Suite



# Floor Plan



Total area: 1232.00 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

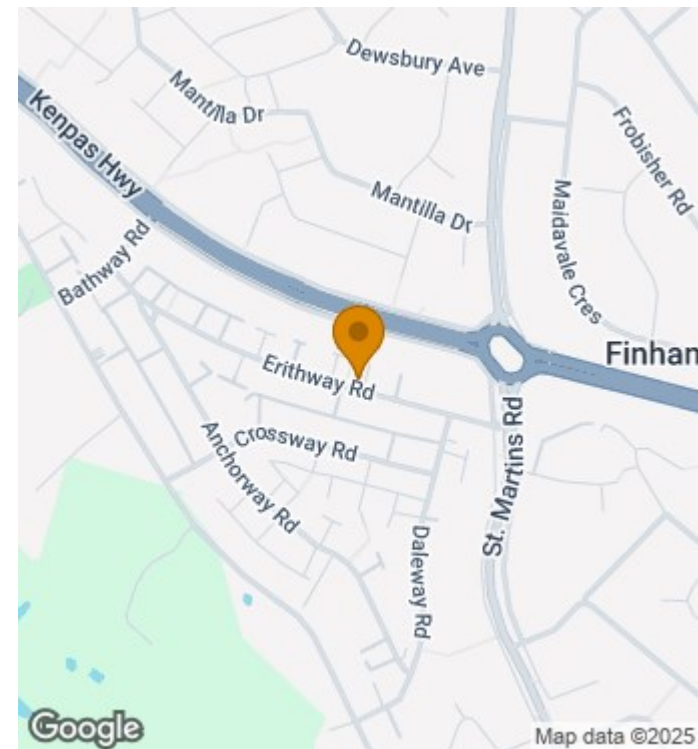
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

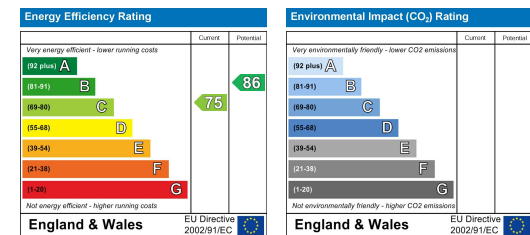
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

# Location Map



# EPC



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02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne