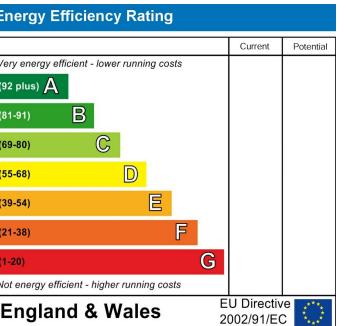


## Floor Plan



TOTAL FLOOR AREA : 1142 sq ft (106.1 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 equipment 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.

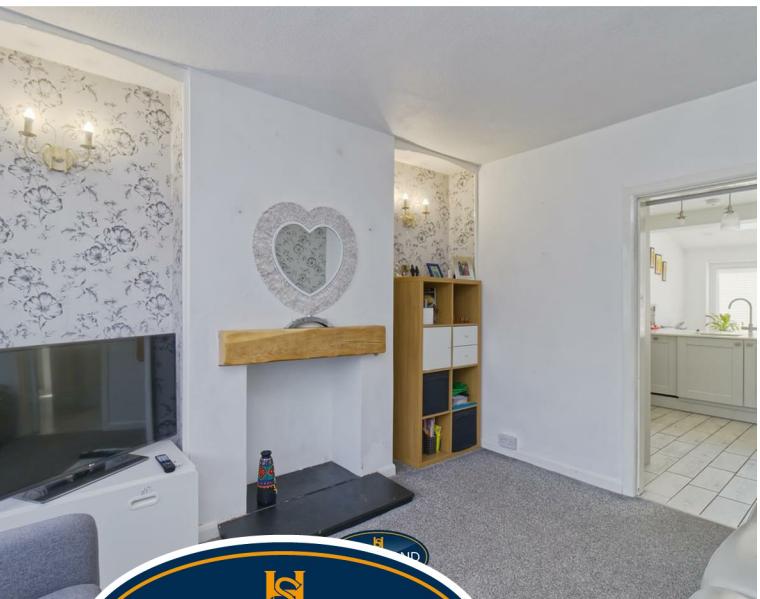
### Appliances

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](mailto:sales@shortland-horne.co.uk)  
visit: [shortland-horne.co.uk](http://shortland-horne.co.uk)

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**SHORTLAND HORNE**

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**Anchorway Road**  
**Finham CV3 6JG**



## £280,000 | Bedrooms 3 Bathrooms 2

A FANTASTIC THREE BEDROOM TERRACE PROPERTY WITH A STUNNING KITCHEN/DINER SET WITHIN THE FINHAM PARK SCHOOL CATCHMENT AREA, CLOSE TO JAGUAR LANDROVER & THE MOTORWAY NETWORK.

This three bedroom mid terrace family home which is situated in the highly sought after location of Anchorway Road, Finham set over three floors and finished to a high standard by the current owners.

The ground floor offers an entrance porch, an hallway with doors leading off to a lounge and modern fitted kitchen/diner which is a real show stopper with granite worktops, lovely skylights, Bi-Fold doors opening out to the garden and integrated appliances.

On the first floor you will find two double bedrooms and a family bathroom. From the first floor you take a secondary staircase up to the third double bedroom which features en-suite facilities.

To the front of the property is a low maintenance walled garden and to the rear is a fully enclosed lawned garden with access to a single garage.

This property really must be viewed to appreciate what there is to offer.



### GROUND FLOOR

Entrance Porch

Hallway

Lounge

11'4 x 11'1

Extended Kitchen/Dining Room

20'6 x 14'1

### FIRST FLOOR

Bedroom One

11'4 x 11'1

Bedroom Two

Family Bathroom

### SECOND FLOOR

Bedroom Three

En-Suite

### OUTSIDE

Garage

8'10 x 7'9

16'4 x 7'4