



Trusted
Property Experts



Crossway Road
CV3 6JP

Crossway Road

CV3 6JP

Nestled on the desirable Crossway Road in the heart of Finham, Coventry, this charming mid-terrace house presents an exceptional opportunity for families and professionals alike. Spanning 905 square feet, the property features two inviting reception rooms, three well-sized bedrooms, and two bathrooms, making it an ideal choice for those seeking both comfort and convenience.

Upon entering, you are greeted by a spacious hallway that leads to a bright and airy lounge/diner, perfect for both everyday living and entertaining guests. The extended kitchen, designed with modern aesthetics, offers ample space for essential appliances, including a fridge, freezer, and washing machine, alongside an integrated oven and gas hob, catering to the culinary enthusiast.

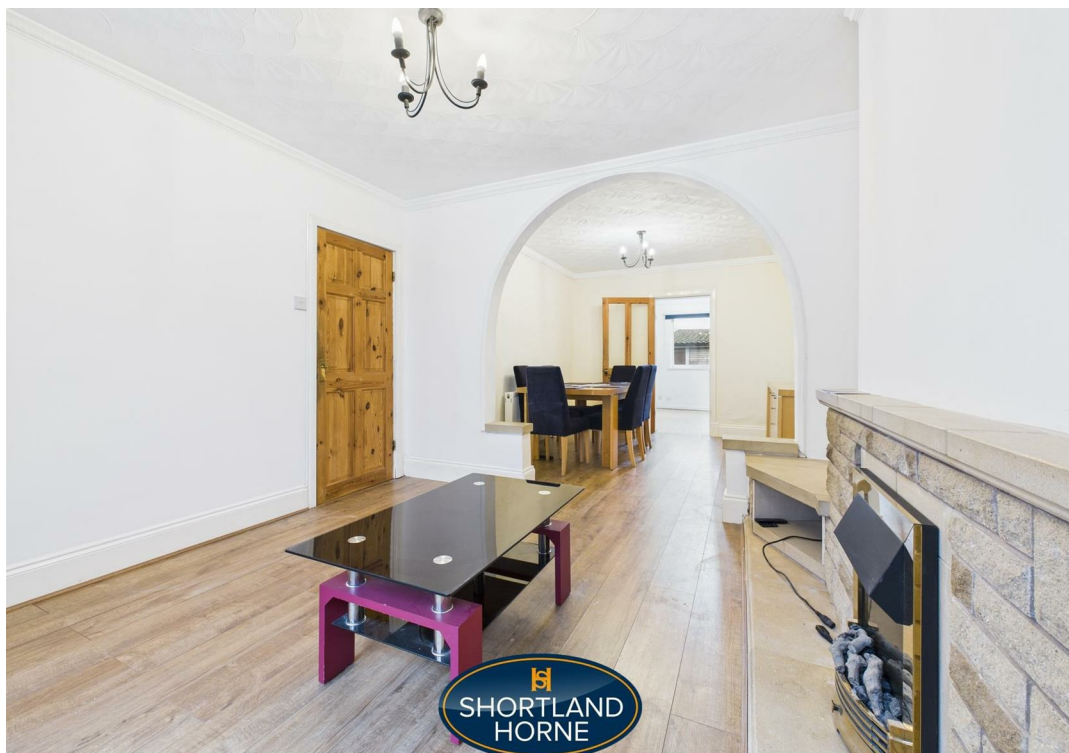
The first floor boasts two generously proportioned double bedrooms, each bathed in natural light and providing ample storage options, a single bedroom and a family bathroom is conveniently located on this level, ensuring that the needs of a busy household are well met. Additionally, a downstairs shower room adds to the practicality of the home.

Externally, the property features a neatly block-paved driveway, providing off-road parking for two vehicles. The spacious and private rear garden serves as a delightful outdoor retreat, perfect for children to play, family gatherings, or simply enjoying quiet moments in the fresh air. With plenty of scope for landscaping or personalisation, this garden is a blank canvas awaiting your creative touch.

Tastefully decorated throughout, this home offers a fantastic opportunity for buyers to add their personal flair. With its prime location, generous living space, and clear potential, this property is a must-see. Do not miss the chance to make this delightful home in Finham your own.

selling quality
property since 1995









Dimensions

GROUND FLOOR 1.78m x 1.75m

Entrance Hallway
1.55m x 4.24m

Living Room
3.48m x 3.71m

Dining Room
3.18m x 3.25m

Dining Room
2.36m x 3.25m

Kitchen
2.54m x 4.42m

Bathroom
1.85m x 1.27m

FIRST FLOOR

Landing
1.07m x 2.39m

Bedroom
3.10m x 3.89m

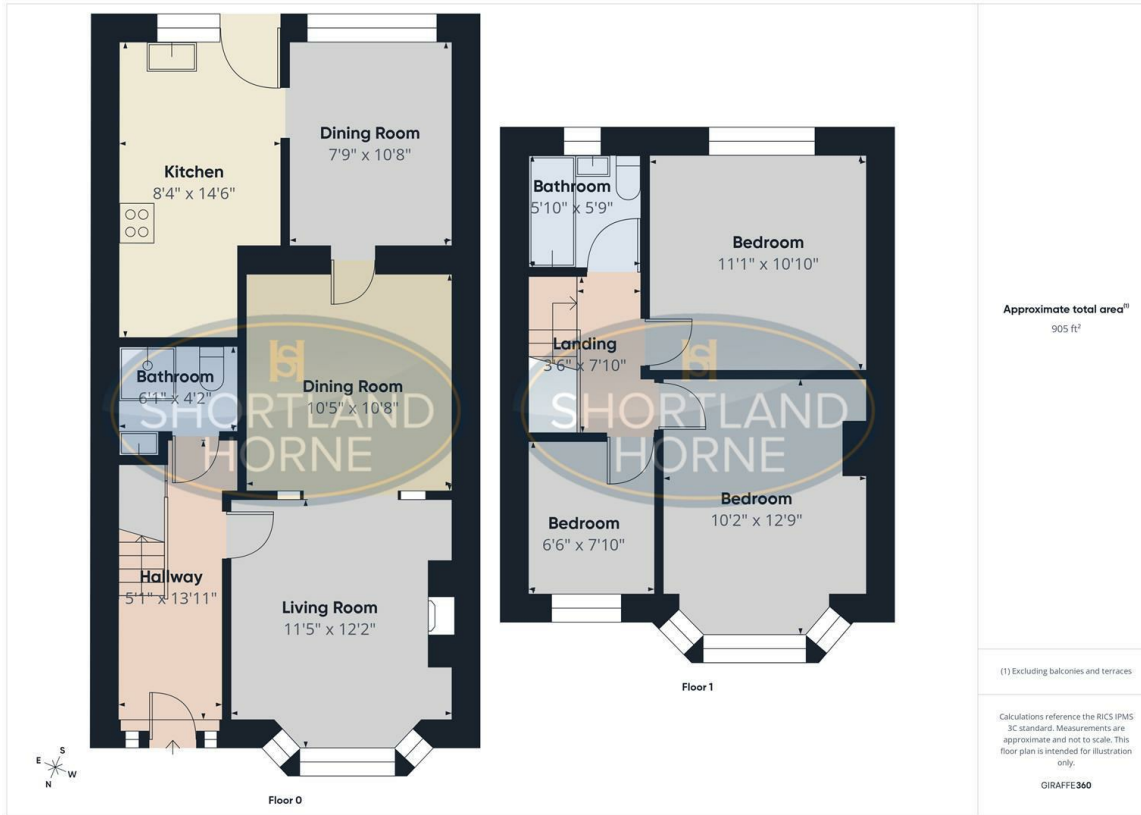
Bedroom
3.38m x 3.30m

Bedroom
1.98m x 2.39m

Bathroom



Floor Plan



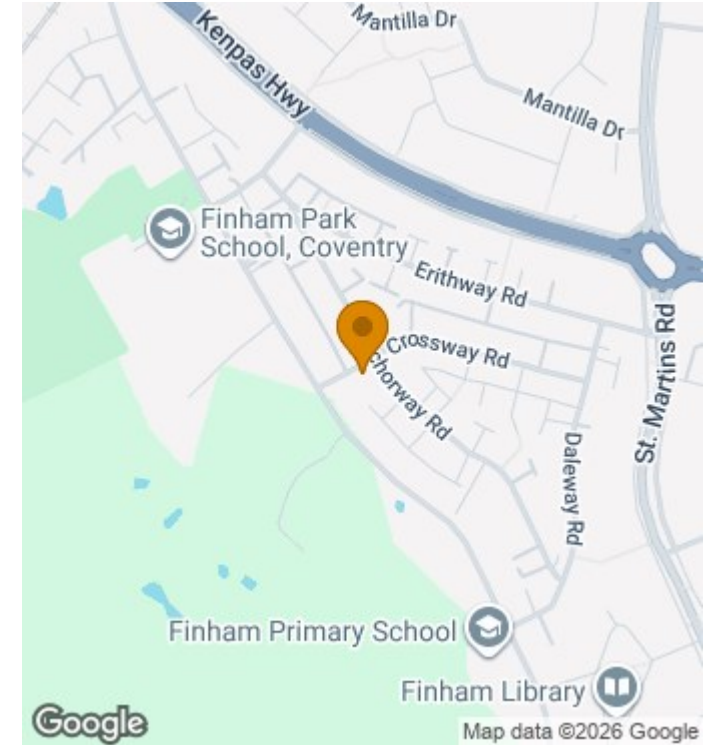
Approximate total area^m
905 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Location Map



Total area: 905.00 sq ft

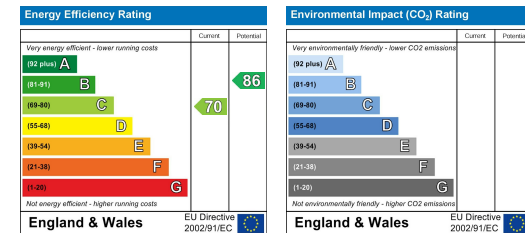
Disclaimer

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.

EPC



Trusted Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne