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Property Experts

Anchorway Road  
CV3 6JH



# Anchorway Road

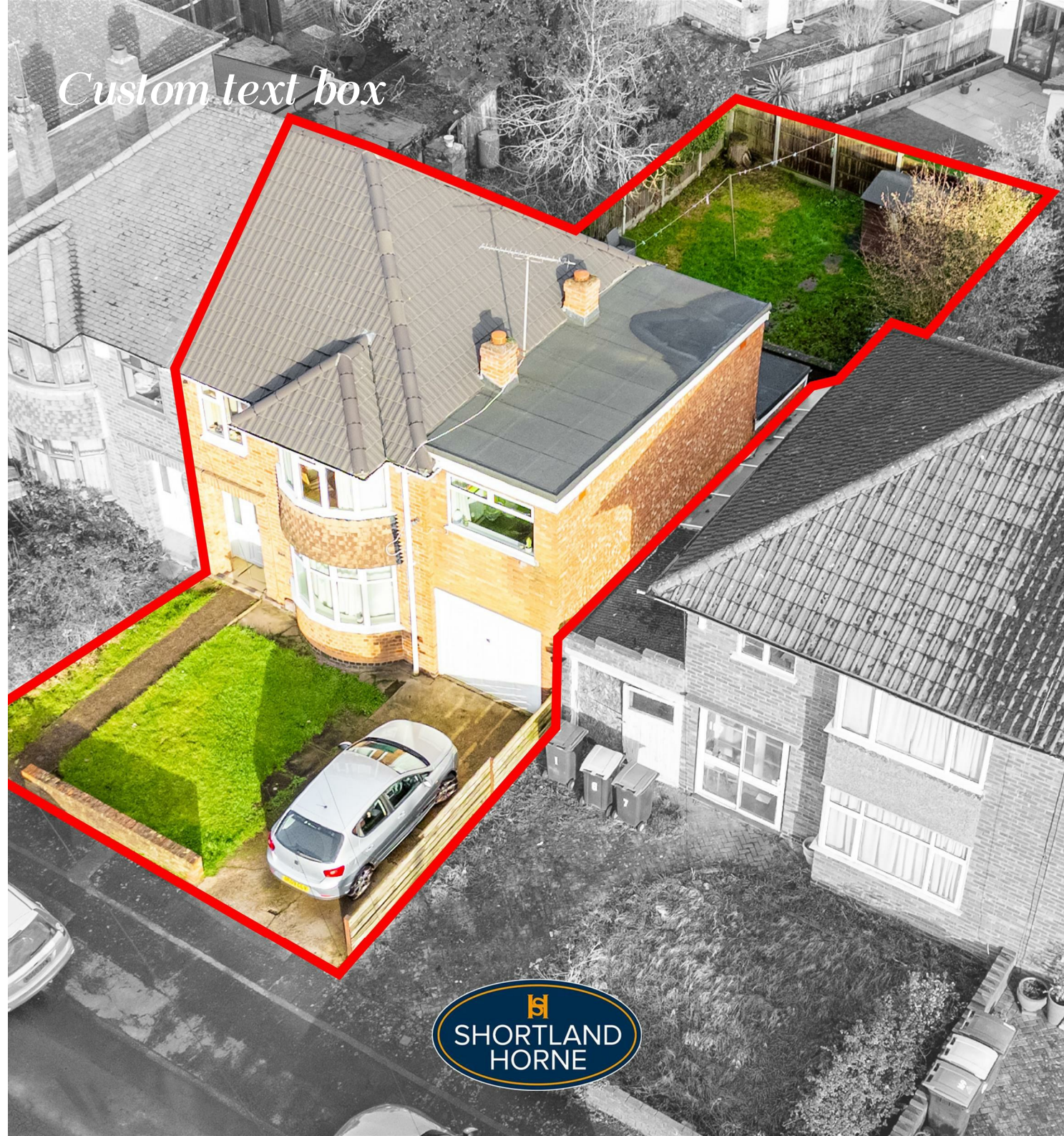
## CV3 6JH

Nestled in the highly desirable Finham area of Coventry, this impressive five-bedroom semi-detached family home on Anchorway Road presents a remarkable opportunity for those seeking space and potential. The property has been significantly extended, featuring a double-storey extension to the side and a rear kitchen extension, providing ample room for a growing family and the chance to personalise it to your taste.

Upon entering, you are welcomed into a reception hallway that leads to the various living spaces. The front sitting room exudes a cosy charm, complete with mock beams, a gas fire, and a double bay window that invites natural light. The heart of the home is undoubtedly the extended kitchen, which seamlessly flows into the dining room and a spacious rear sitting room, perfect for family gatherings and entertaining.

The first floor boasts a well-designed layout with a landing that grants access to the loft, a family bathroom, and five generously sized bedrooms, ensuring comfort for all family members. Outside, the property features a small front garden with a low-level wall and a side driveway that provides off-street parking, leading directly to a double-length garage. The rear garden is a delightful space for children to play, complete with a patio area, a laid lawn, an outside tap, and a garden shed, along with

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selling quality  
property since 1995









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## Dimensions

### GROUND FLOOR

2.36m x 1.78m

#### Entrance Hallway

3.99m x 1.57m

#### Lounge

3.35m x 3.45m

#### Dining Room

6.86m x 3.30m

#### Kitchen

5.69m x 1.83m

#### Garage

8.97m x 2.39m

### FIRST FLOOR

#### Bedroom One

3.35m x 3.25m

#### Bedroom Two

2.29m x 3.23m

#### Bedroom Three

3.18m x 2.34m

#### Bedroom Four

2.82m x 2.31m

#### Bedroom Five

2.44m x 1.78m

#### Bathroom



Floor Plan



Total area: 1388.00 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.

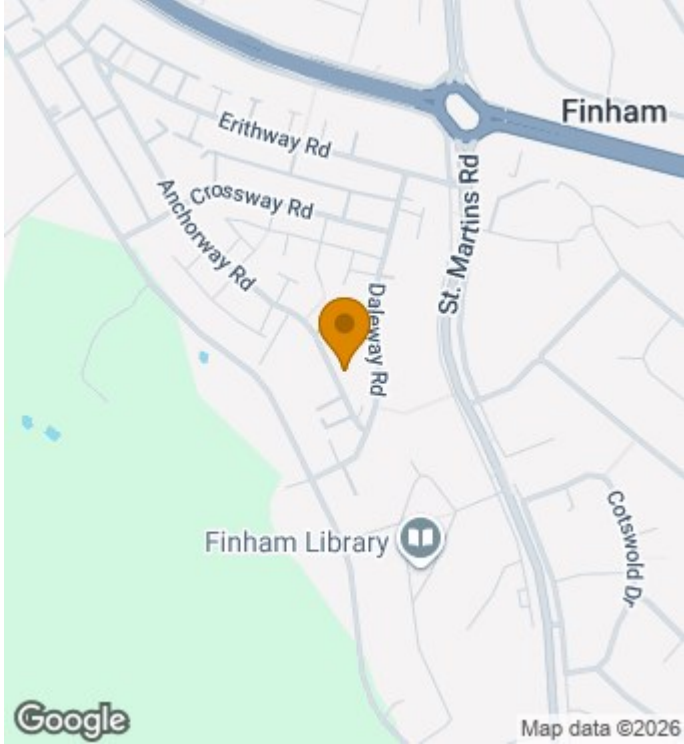
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

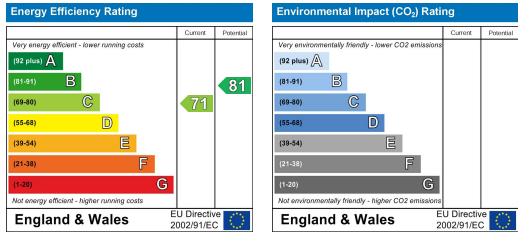
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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