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Brithway Road  
CV3 6JT

# Erithway Road

## CV3 6JT

\* IMMACULATELY PRESENTED DOUBLE STONE BAYED TERRACE \* GAS CH & DOUBLE GLAZED \* DELIGHTFUL THROUGH LOUNGE \* KITCHEN EXTENSION WITH HOB & OVEN \* DIRECT ACCESS CAR PARKING & REAR CAR ACCESS WITH WELL KEPT OPEN GREEN \* VIEWING HIGHLY RECOMMENDED

Nestled on Erithway Road in the charming area of Finham, Coventry, this immaculately presented double stone bayed terrace house offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

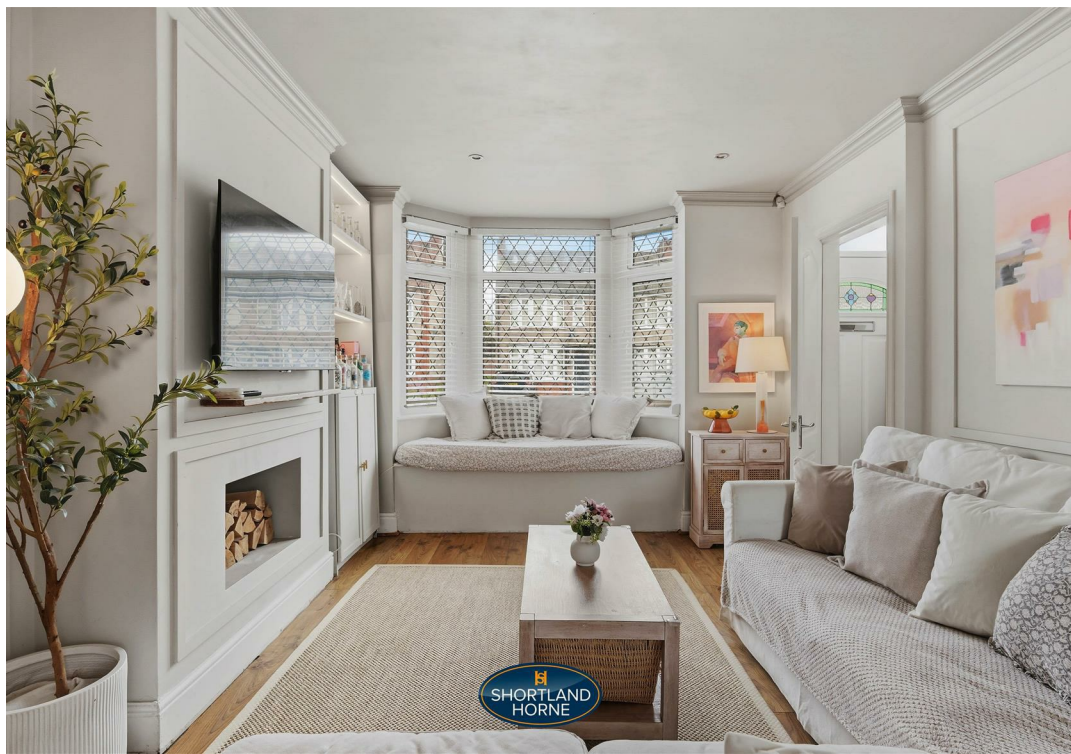
As you step inside, you will be greeted by a warm and inviting atmosphere, showcasing the care and attention that has gone into maintaining this lovely residence. The property boasts a pleasant aspect to the rear with vehicular car access overlooking a well-kept green, providing a serene backdrop for relaxation and outdoor enjoyment.

One of the standout features of this home is the direct access to car parking, ensuring convenience for residents and visitors alike. The combination of its prime location with excellent local schools and the quality of the property makes it an excellent choice for those looking to settle in a peaceful yet accessible area.

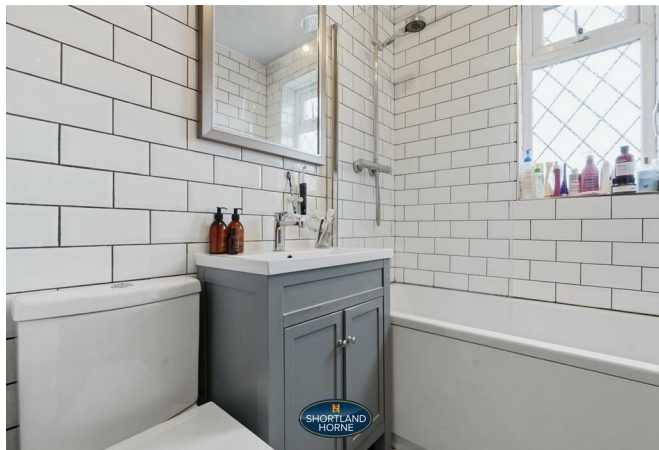
We highly recommend viewing this property to fully appreciate its charm and potential. Whether you are looking to buy or rent, this house on Erithway Road is a wonderful opportunity not to be missed.

selling quality  
property since 1995









## Dimensions

VESTIBULE HALL

SPACIOUS THROUGH  
LOUNGE/ DINING  
ROOM

6.80 x 4.33

FITTED KITCHEN  
EXTENSION

2.85 x 2.37

LANDING

BEDROOM ONE

4.33 x 3.34

BEDROOM TWO

3.35 x 2.50

FULLY TILED  
BATHROOM WITH  
SHOWER

DIRECT ACCESS  
BRICK PAVIOUR CAR  
PARKING

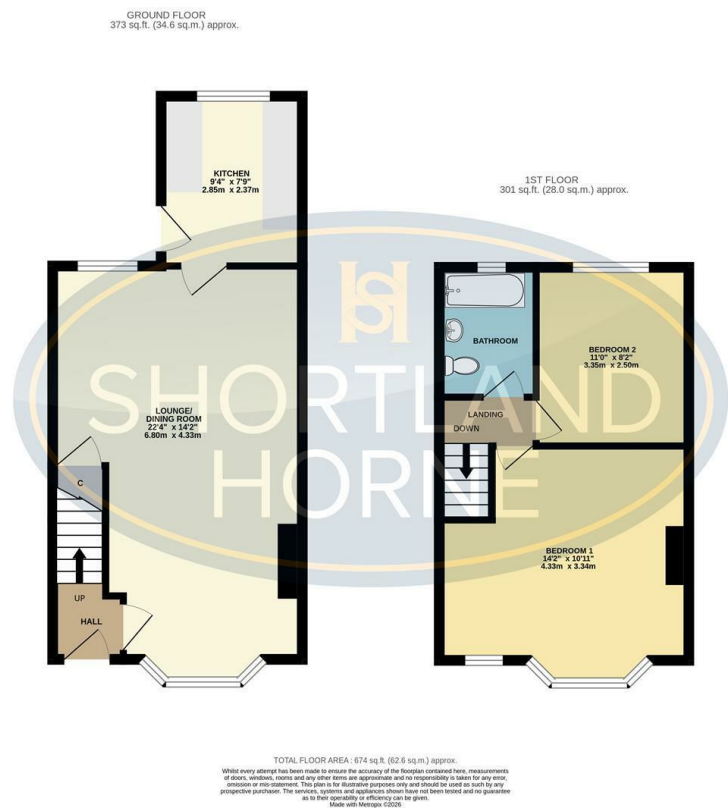
REAR CAR ACCESS  
TO HARDSTANDING

FRONT & FULLY  
FENCED REAR  
GARDEN

REAR CAR ACCESS  
WITH OPEN GREEN

VIEWING HIGHLY  
RECOMMENDED

Floor Plan



Total area: 674.00 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.

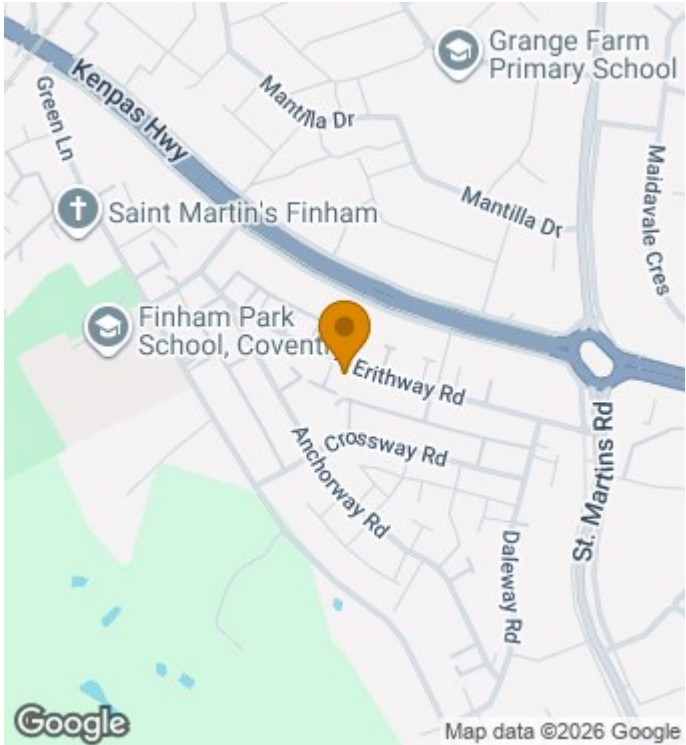
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

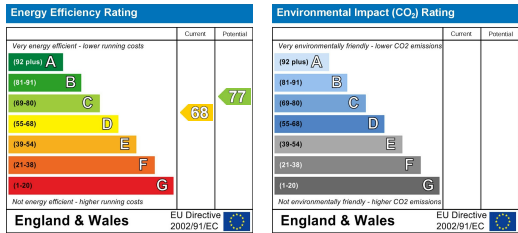
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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