



PROPERTY SERVICES LIMITED



# Erithway Road

, Coventry, CV3 6JR

£257,500

A well presented 3 bedroom end of terrace family home, situated in the highly sought after area of Finham, Coventry. Offered to the market chain free, this property is ready to move into with no work required. The ground floor features a bright front reception room with bay windows, a separate dining room with French doors opening onto the large rear garden, and a fitted kitchen complete with integrated gas hob, oven and dishwasher. Upstairs you'll find three well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating, full double glazing throughout, and gardens to both the front and rear. Conveniently located close to Finham's excellent schools, local amenities and with easy access to the A45 and A46.

Early viewing strongly recommended.

- 1. This property is an end of terrace
- 2. Chain free
- 3. Move in ready

Asking price of £257,500

EPC: D Council Tax Band: C

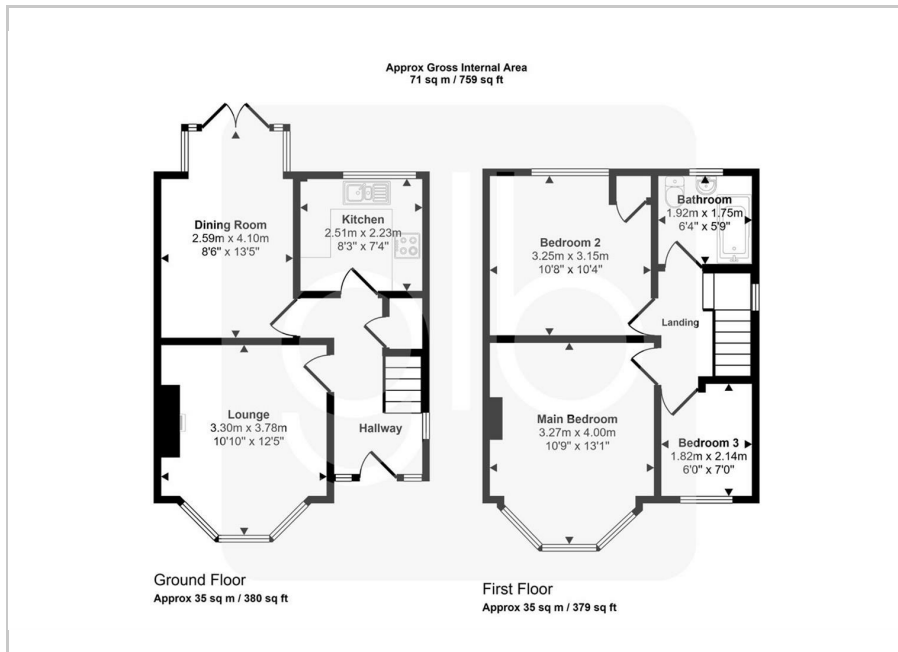
- 1. MONEY LAUNDERING REGULATIONS - Intending Purchasers Will Be Asked To Produce Identification Documentation At Offer Stage And We Will Ask For Your Co-operation In Order That There Will Be No Delay In Agreeing The Sale
- 2: These Property Particulars Do Not Constitute Part Or All Of An Offer Or Contract.
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- 4: GLB Property Services Has Not Sought To Verify The Legal Title Of The Property And The Buyers Must Obtain Verification From Their Solicitor
- 5: GLB Property Services Are Unable to Confirm Any HMO Regulations On Properties And Buyers Must Obtain Verification From Legal Parties

## Viewing

Please contact our GLB Office on 02476 433416 if you wish to arrange a viewing appointment for this property or require further information.



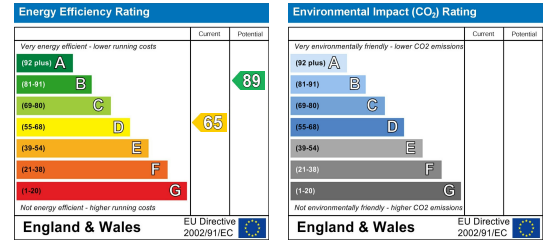
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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