



Erithway Road  
Finham, Coventry







# Erithway Road

## Finham, Coventry, CV3 6JR

A well maintained traditional double bayed halls together end-terrace property in this sought after location on the South side of the City. The property is situated within the Finham Park school catchment area and excellent travel links are provided via the nearby A45 dual carriageway as well as access to Leamington and Kenilworth. The property is offered for sale with immediate vacant possession with no further chain and benefits from double glazing and gas central heating. In brief the accommodation comprises reception hall, through living room, fitted kitchen with built-in appliances, useful garden room/utility extension whilst on the first floor there are three bedrooms and a fully tiled shower room. To the front a block paved driveway provides off-road parking for two vehicles and a side pathway leads in to the lawn rear garden with rear vehicular access and a brick built garage.





### Porch Entrance

Arched recessed porch entrance leads to hardwood and glazed entrance door set into a matching sub frame.

### Reception Hall

With central heating radiator, telephone point, staircase leading off to the first floor with door to useful under stairs storage cupboard housing the gas and electric meters.

### Through Lounge/Dining Room

**23'1 x 10'4 (7.04m x 3.15m)**

With uPVC hardwood effect double glazed front bay window, central heating radiator, wood cladded chimney breast with fitted gas fire, two ceiling light points, TV aerial and double opening glazed doors lead through to garden room/utility extension.

### Kitchen

**12'4 x 5'4 minimum 7' maximum (3.76m x 1.63m minimum 2.13m maximum)**

With range of fitted oak units comprising work top surfaces to two side, inset stainless steel one and a half bowl single drainer sink unit with mixer tap with double door base cupboard below with single drawer, additional range of double and single door base cupboards with drawers, double corner base unit with sliding carousels, three drawer base unit, tall two door pantry cupboard, tall housing unit with built in oven with top and bottom cupboards, inset four ring hob with concealed extractor hood above flanked by double and single door leaded light glass fronted display cabinets, two further single door matching wall mounted cupboards, tiled splash-backs, uPVC double glazed window overlooking the garden and part glazed door leads into:

### Garden Room/Utility Extension

**5'11 x 8'7 (1.80m x 2.62m)**

With space and plumbing for washing machine, power and light installed, uPVC double glazed side window and uPVC double glazed double opening doors with top and side panels opening out onto the rear garden.

### First Floor Landing

Access to loft space with aluminium pull down loft ladder, doors then lead off to the following accommodation:

### Bedroom One (Front)

**13'1 x 9'10 (3.99m x 3.00m)**

With uPVC hardwood effect double glazed front bay window, central heating radiator and telephone extension point.

### Bedroom Two (Rear)

**10'3 x 9'10 (3.12m x 3.00m)**

With uPVC double glazed rear window, central heating radiator and louvered door built in airing cupboard housing the Vaillant gas fired combi boiler and a telephone extension point.

### Bedroom Three (Front)

**7'11 x 6'1 (2.41m x 1.85m)**

With uPVC hardwood effect double glazed front window and central heating radiator.

### Fully Tiled Shower Room

With modern white suite comprising corner shower cubicle with mixer shower, sliding screens, corner pedestal wash hand basin, low level W.C., heated towel radiator, fully tiled walls in complementary ceramics and uPVC obscure double glazed rear window.

### Outside to the Front

There is a block paved double width driveway providing off road parking and side pathway leading via a pedestrian gate into the rear garden.

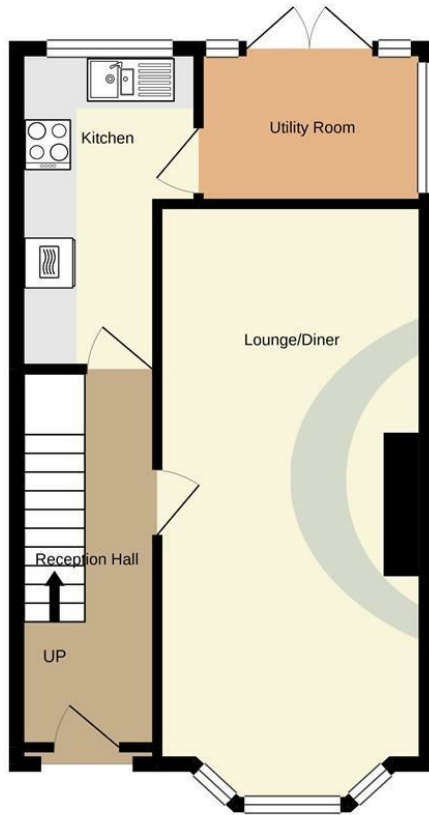
### Rear Garden

To the rear there is an enclosed garden with full width paving, outside tap, step leading up onto the lawn garden with fencing to both sides, side pathway, rear pedestrian gate and rear vehicular access leading to a BRICK BUILT GARAGE.

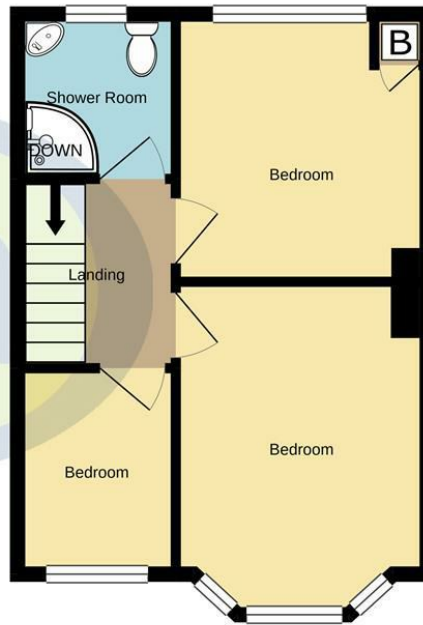


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Ground Floor  
434 sq.ft. (40.3 sq.m.) approx.



1st Floor  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 sq.m.) approx.

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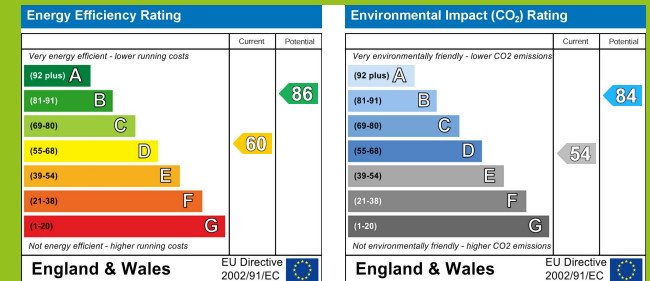
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