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Erithway Road, Finham, Coventry CV3 6JS
Offers In The Region Of £225,000

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This two bedroom double bayed terraced home is offered with no upward chain and benefits from double glazing and central heating throughout. From the hallway is the lounge which has a feature fire place leading through to the spacious dining room/reception room number two which has double under stairs storage cupboards and the fitted kitchen comes with a range of wall & base units and dual aspect window. To the first floor are two double bedrooms and the family bathroom comes with a white suite which features a bath with shower screen & shower over. Externally there is a blocked paved frontage and to the rear there is a low maintenance garden with some mature shrubs and a large garage with full electrics & up & over door. The property has great potential extend to the rear (subject to planning permission) allowing you to expand your living space to suit your needs and it is also well placed for excellent schools nearby, transport links by way of the A45 and local amenities.

Lounge
11'0" x 13'1" max (3.377m x 3.99m max)

The front reception room features a UPVC bay window & feature fire place with door leading through to reception room number two/dining room

Dining Room / Reception Room Two
11'0" x 10'8" (3.37m x 3.26m)

The spacious dining room comes with laminate flooring, two under stairs storage cupboards and a UPVC double glazed window looking out to the rear garden

Kitchen
7'0" x 7'11" max (2.15m x 2.43m max)

The kitchen comes with a range of white wall & base units and dual aspect windows with a UPVC door leading out to the rear garden.

Family Bathroom
7'0" x 6'1" (2.14m x 1.86m)

The family bathroom comes with a white suite which ahs a bath with shower screen & shower over, the is also useful addition storage shelving recessed behind the bath.

DISCLAIMER

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Bedroom One
14'0" x 13'1" max (4.27m x 3.99m max)

The spacious principle bedroom spans the front of the property and features a large UPVC bay window.

Bedroom Two
8'9" x 10'8" (2.67m x 3.26m)

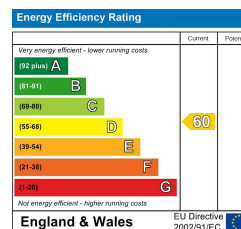
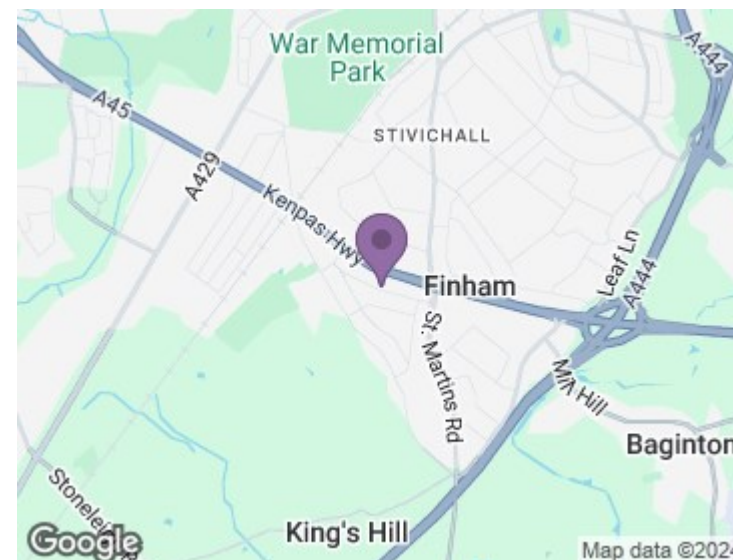
Further good size secondary bedroom with loft access & UPVC double glazed window looking out to the rear garden.

Garage

The larger than average garage is situated to the rear of the property and features a pedestrian door to accessed from the garden, full electrics and and 'up & over' door for vehicular access.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
 Plan produced using PlanUp.



67 Hertford Street, Coventry CV1 1LB
024 7623 7500
 sales@archerbassett.co.uk
 archerbassett.co.uk