



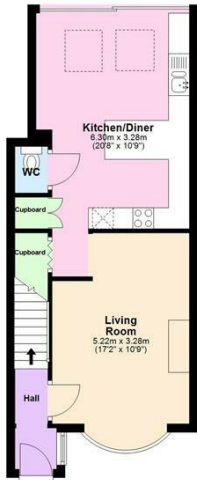
1 ERITHWAY ROAD COVENTRY, CV3 6JU

£335,000
FREEHOLD

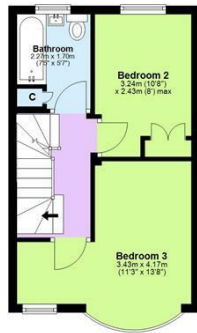
Set within the highly sought-after area of Finham in Coventry, this immaculate three-bedroom end-of-terrace home is arranged over three spacious storeys. The property has been thoughtfully updated throughout, offering modern and stylish living accommodation ideal for families or professionals alike.

With excellent local amenities and superb transport links nearby, this home combines comfort, convenience, and contemporary design, making it a fantastic opportunity for its next owners.

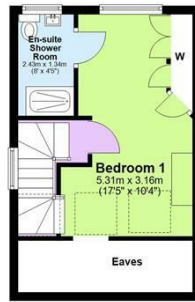
Ground Floor
Main area: approx. 39.1 sq. metres (421.0 sq. feet)
Plus garage: approx. 20.6 sq. metres (221.4 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.9 sq. feet)

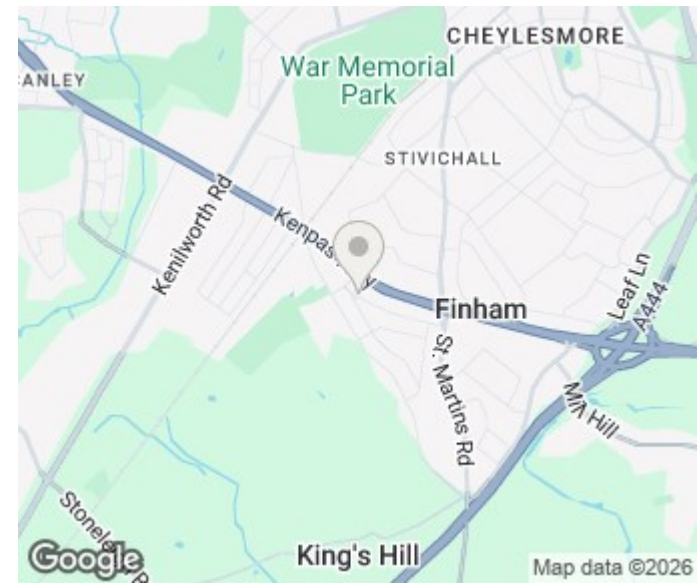


Second Floor
Approx. 27.7 sq. metres (298.5 sq. feet)



Main area: Approx. 96.2 sq. metres (1035.4 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspections.
Plan produced using Planlup.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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