



## 25 ANCHORWAY ROAD

FINHAM, CV3 6JL

- 3 Bedroom Family Home
- Show Piece Kitchen/Diner

- Well Presented Throughout



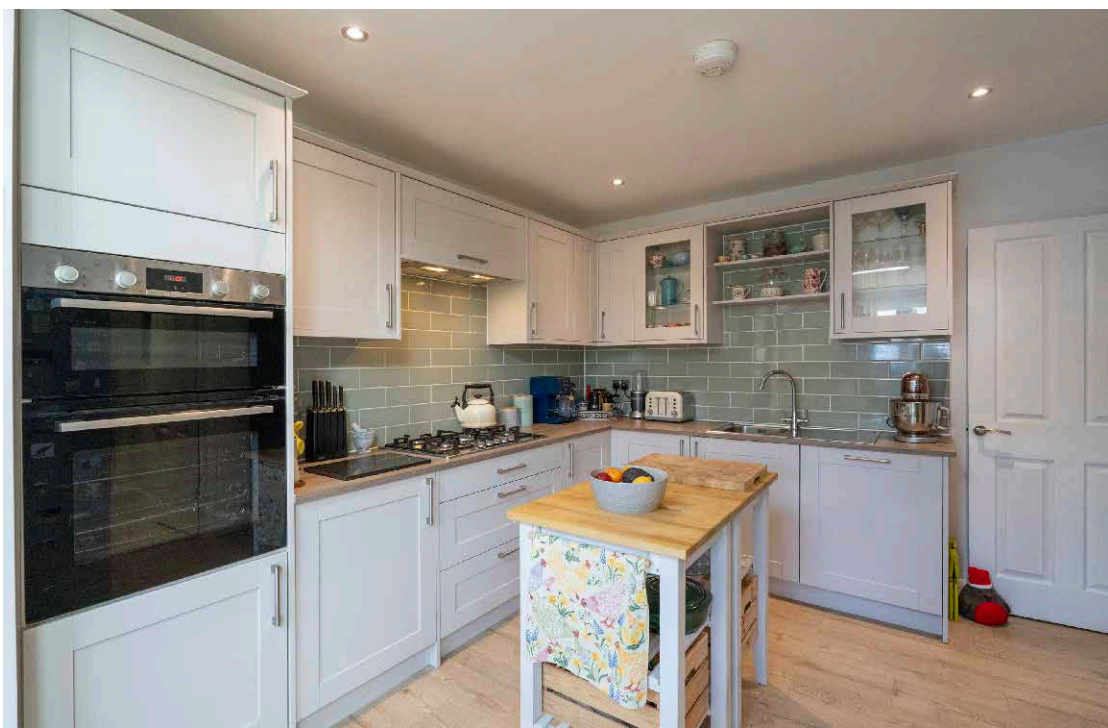


## THE PROPERTY

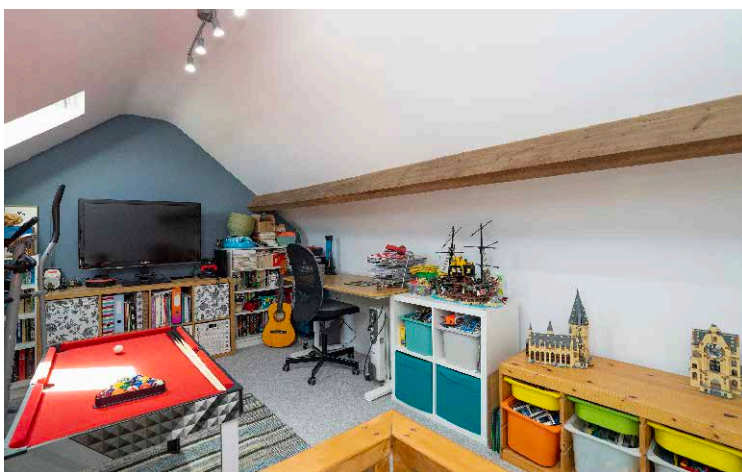
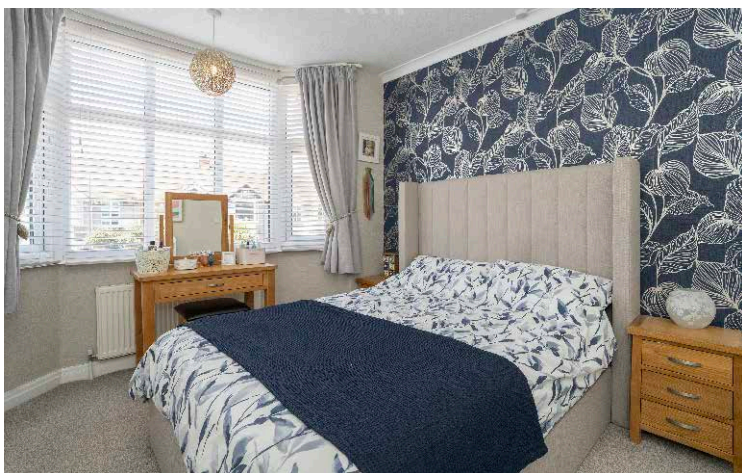
A much improved and extended terraced property situated in one of Coventry's most sought-after locations for families. Built in the mid 1930s, this characterful home has been well maintained and extended by the present owners and benefits from the addition of a full width dining kitchen extension to the rear and the very practical addition of both a utility room and downstairs cloakroom with WC.

The accommodation briefly comprises, recessed storm porch, entrance hall, living room with feature fireplace and bay window, downstairs cloakroom with WC, extended dining kitchen with double doors leading out to the rear garden and a useful utility room. To the first floor there are three bedrooms two of which are good size double rooms. The master room is positioned at the front of the property and has a bay window. Also on the first floor there is a well appointed family bathroom and a pulldown ladder on the landing which leads up to the attic room. The attic room provides a practical space for occasional use as a hobby's room or work from home space and also provides excellent accessible storage.

Outside there is direct vehicular access to a double width block paved driveway providing ample off-street parking for two cars as well as a landscaped rear garden with decked patio seating area. There is also a rear access via a gated service road which can be useful for garden maintenance.







## THE LOCATION

Green Lane is one of Coventry's most popular locations for families. With excellent local schools, sports clubs, pubs, restaurants and shopping outlets this area has all the amenities you would ever need.

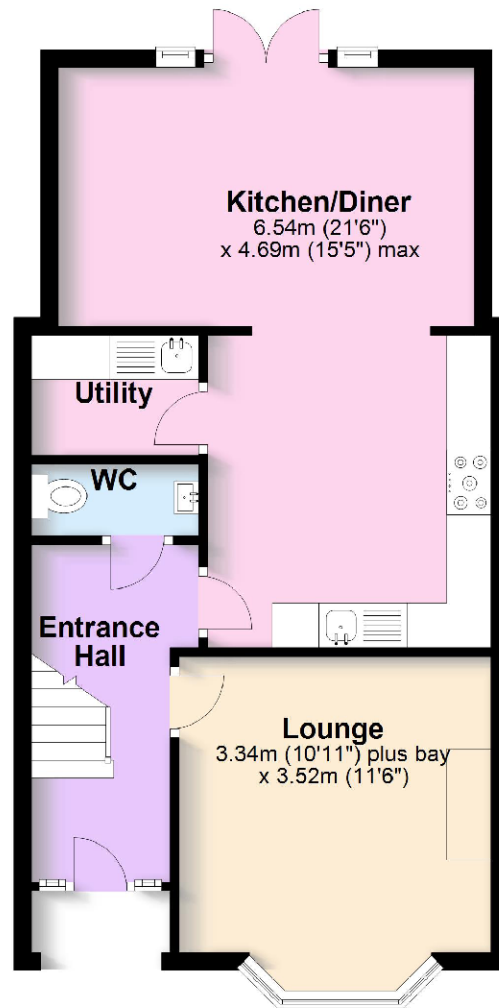
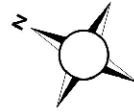
There is nearby access to both the A45 and A46 Trunk Roads leading onto the areas network of commuter roads including the M40. Leamington Spa, Kenilworth, Coventry and Birmingham are all easily accessible.

Finham Park secondary and primary schools are located within walking distance. There are a number of other local amenities including shops, a convenience store, Medical Centre, Finham, Hearsall and Kenilworth Golf Clubs as well as Coventry's War Memorial Park. There are good bus routes running past on Green Lane.



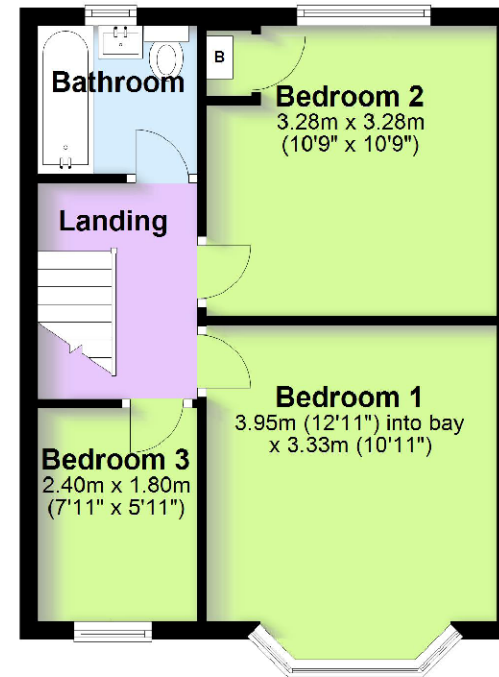
**Ground Floor**

Approx. 50.5 sq. metres (543.5 sq. feet)



**First Floor**

Approx. 35.2 sq. metres (379.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.9 sq. feet)

