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Crossway Road  
Finham CV3 6JP

# Crossway Road CV3 6JP

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

Welcome to this charming property located on Crossway Road in the sought-after area of Finham, Coventry. This delightful end-terrace house boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Spanning across 903 sq ft, this home offers a good amount of space for both living and storage needs.

Bullet Points:

Immediate 'exchange of contracts' available

Sold via 'Secure Sale'

Situated in a desirable neighbourhood, this property

is ideal for those looking for a peaceful yet well-

connected place to call home. The secure sale

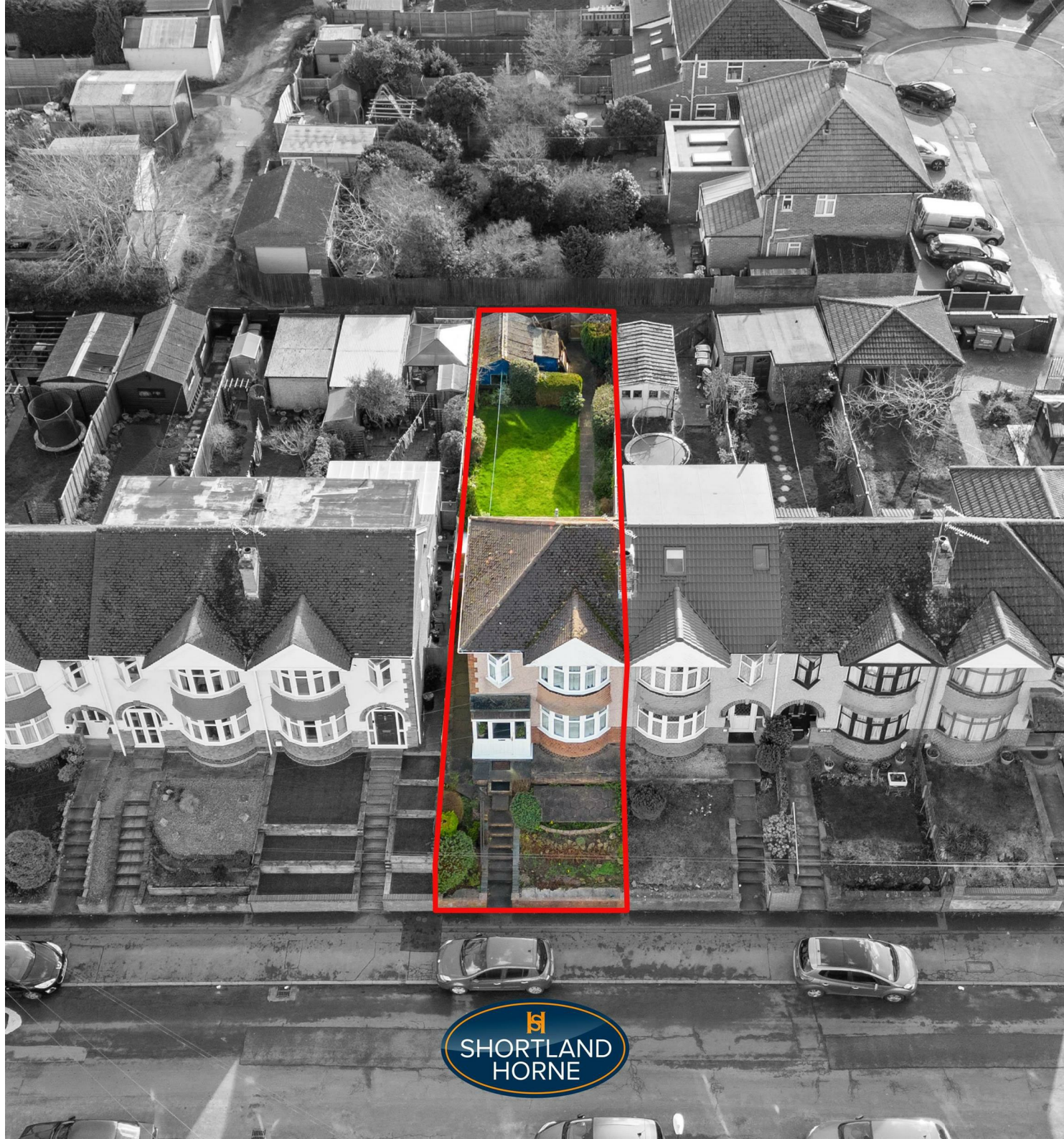
online bidding process provides a convenient and transparent way to make this property yours.

To be added at the foot of (all) the property advert.....

Don't miss out on the opportunity to own this lovely

home in Finham. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

This auction is being sold either under traditional (modern) or unconditional



selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Porchway

Entrance Hallway

Lounge/Diner

6.38m x 3.35m

Kitchen

3.00m x 2.49m

### FIRST FLOOR

Bedroom One

3.38m x 3.15m

Bedroom Two

3.07m x 3.00m

Bedroom Three

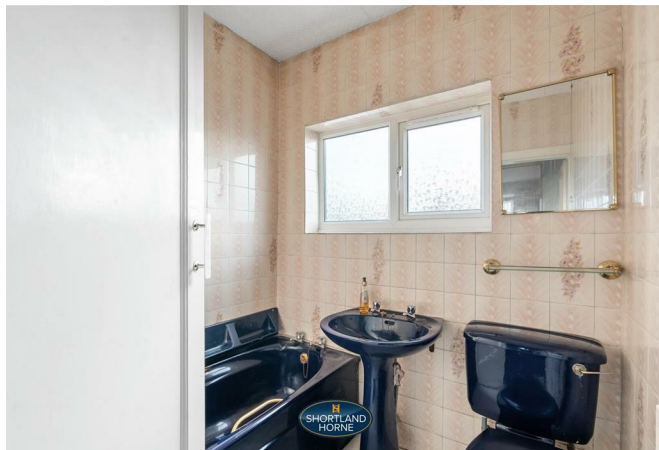
2.18m x 1.75m

Bathroom

### OUTSIDE

Garage

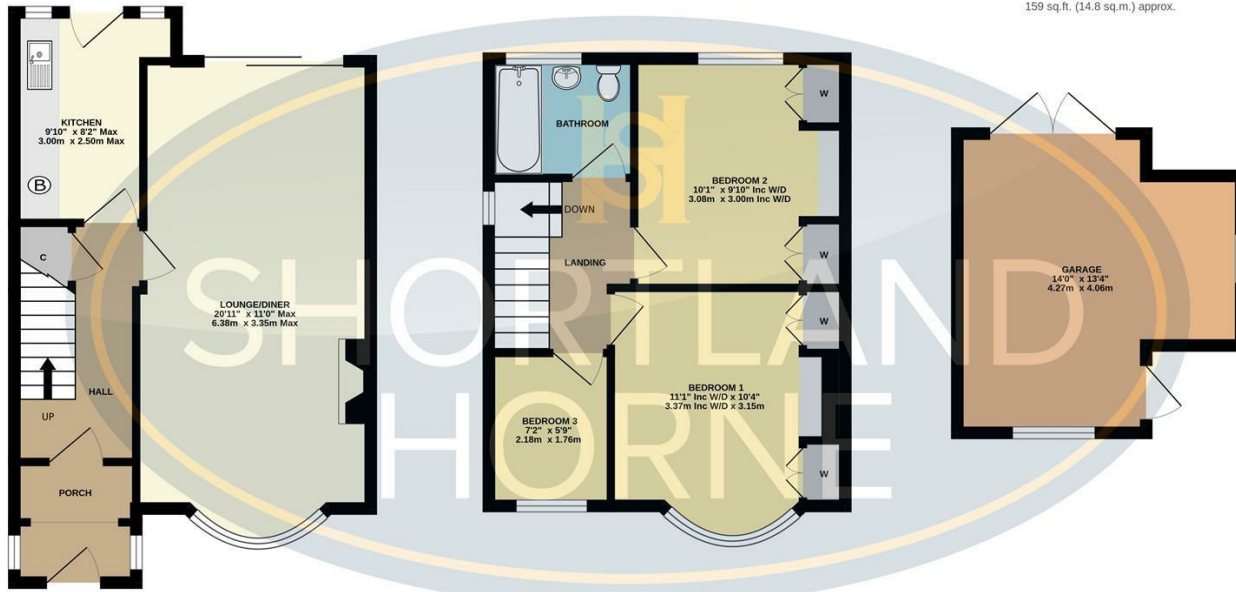
4.27m x 4.06m



GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

GARAGE  
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024

Total area: 903.00 sq ft

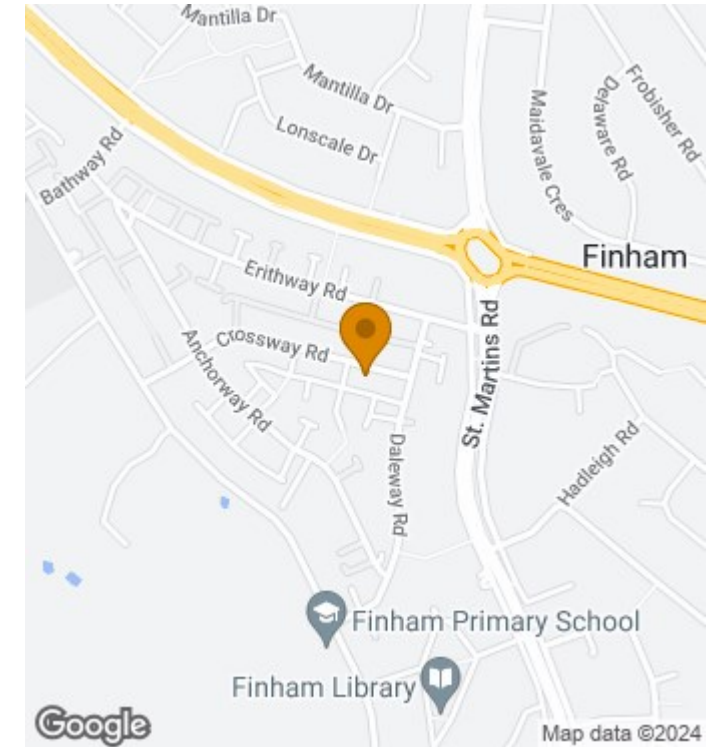
**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	79
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	



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