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Daleway Road  
CV3 6JE



# Daleway Road

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Nestled in the sought-after area of Daleway Road, Finham, Coventry, this delightful mid-terrace house offers an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and a thoughtfully designed layout, this property is perfect for those seeking a comfortable and inviting home.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The ground floor boasts an impressive 23ft lounge/diner, providing ample space for relaxation and entertaining guests, there is a W/C and an extended Kitchen/diner which is equipped with integrated double ovens, a gas hob, a dishwasher, washing machine and space for a fridge/freezer.

As you ascend to the first floor, you will discover three generously sized bedrooms, each filled with natural light and offering plenty of room for furnishings. The family bathroom completes this level, ensuring that all essential facilities are conveniently located.

There is a further staircase leading you up to a loft room with skylights and eaves storage.

Externally, the property features a block-paved driveway at the front, allowing for off-road parking, a valuable asset in this desirable area. The rear garden is a standout feature, providing a private outdoor space ideal for family gatherings, gardening, or simply enjoying the fresh air.

Tastefully decorated throughout, this home presents a fantastic canvas for those looking to personalise their living space. With its prime location near the highly regarded Finham Park schools and local amenities, this property is not to be missed. An internal viewing is essential to fully appreciate the size and potential this charming home has to offer. Seize this exceptional opportunity in Finham today.

**selling quality**  
property since 1995









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## Dimensions

### GROUND FLOOR

Entrance Hallway

W/C

Lounge/Dining Room

7.06m x 3.15m

Kitchen

5.00m x 2.74m

### FIRST FLOOR

Bedroom One

4.14m x 3.05m

Bedroom Two

3.56m x 2.64m

Bedroom Three

2.39m x 1.85m

### SECOND FLOOR

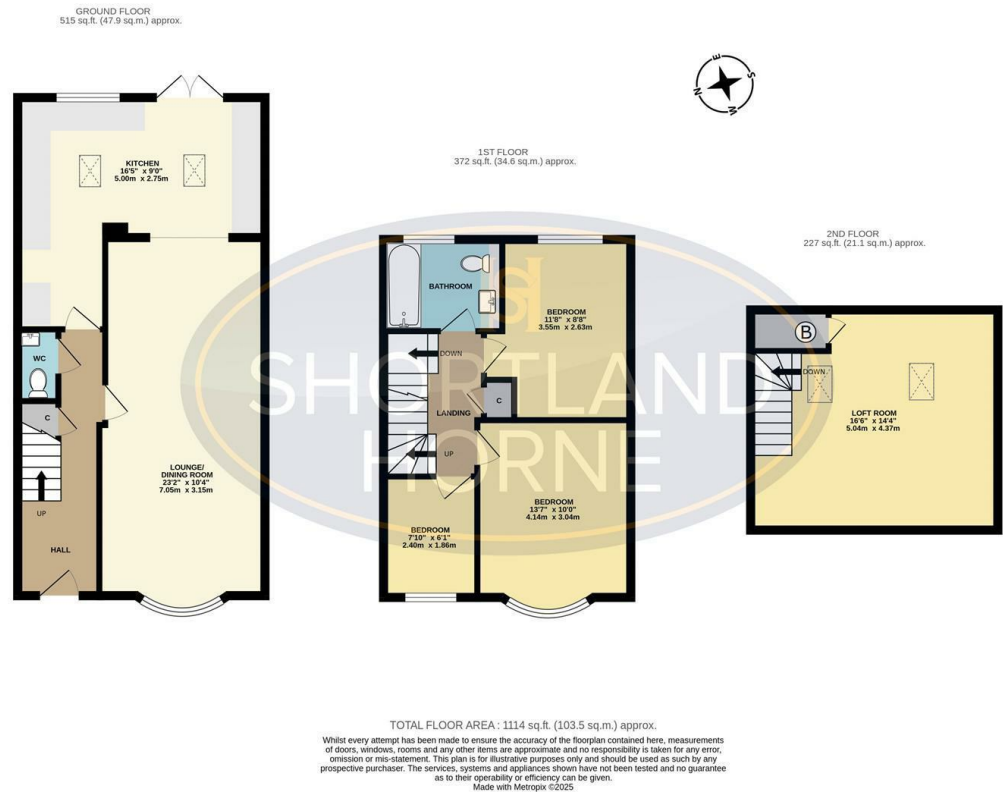
Loft Room

5.03m x 4.37m





Floor Plan



Total area: 1114.00 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

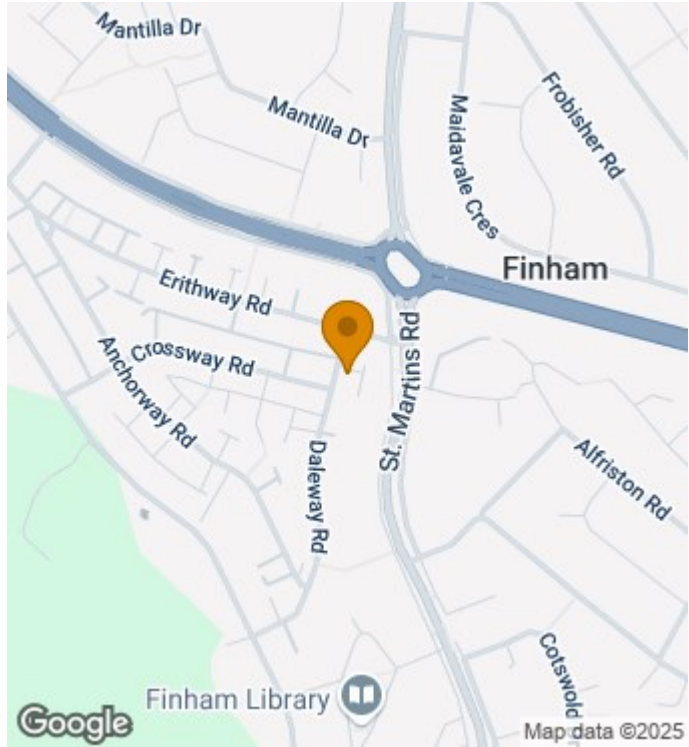
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

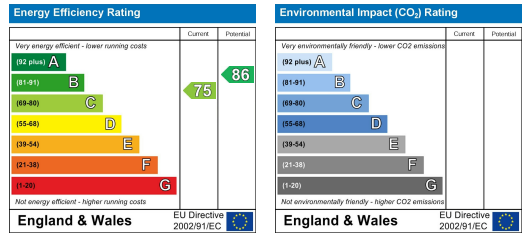
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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



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