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Crossway Road  
CV3 6JP

# Crossway Road

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Situated on the sought-after Crossway Road in the heart of Finham, Coventry, this delightful mid-terrace home offers an excellent opportunity for families or professionals looking for a well-located property with great potential. Boasting three bedrooms, the house is ideally positioned within walking distance of the highly regarded Finham Park schools, local shops, and essential amenities, making it an attractive choice for a variety of buyers.

As you step through the entrance porch, you are welcomed into a spacious hallway that sets the tone for the rest of the home. The ground floor comprises a bright and generously sized lounge/diner, perfect for both everyday living and entertaining guests. The adjoining kitchen is modern in design and offers space for essential appliances, including a fridge, freezer, and washing machine. It also features an integrated oven and a gas hob, catering to the needs of any home cook.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each filled with natural light and offering ample room for storage and furnishings. A family bathroom is also located on this level, providing the necessary amenities to meet the needs of a busy household.

Externally, the front of the property features a neatly block-paved driveway that provides off-road parking for two vehicles. To the rear, a spacious and private garden presents a wonderful outdoor area for children to play, family gatherings, or quiet moments of relaxation. The garden offers plenty of scope for landscaping or personalisation to suit individual tastes.

Tastefully decorated throughout, this home provides a fantastic blank canvas for buyers wishing to put their own stamp on a property. With its excellent location, generous living space, and clear potential, this is a home that must be viewed to be fully appreciated. Don't miss the chance to make this charming property in Finham your own.

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property since 1995









## Dimensions

### GROUND FLOOR

Recessed Porch

Entrance Hallway

Lounge/Diner

6.71m x 3.51m

Kitchen

5.64m x 2.06m

### FIRST FLOOR

Bedroom One

3.33m x 3.30m

Bedroom Two

3.35m x 3.28m

Bedroom Three

2.44m x 1.80m

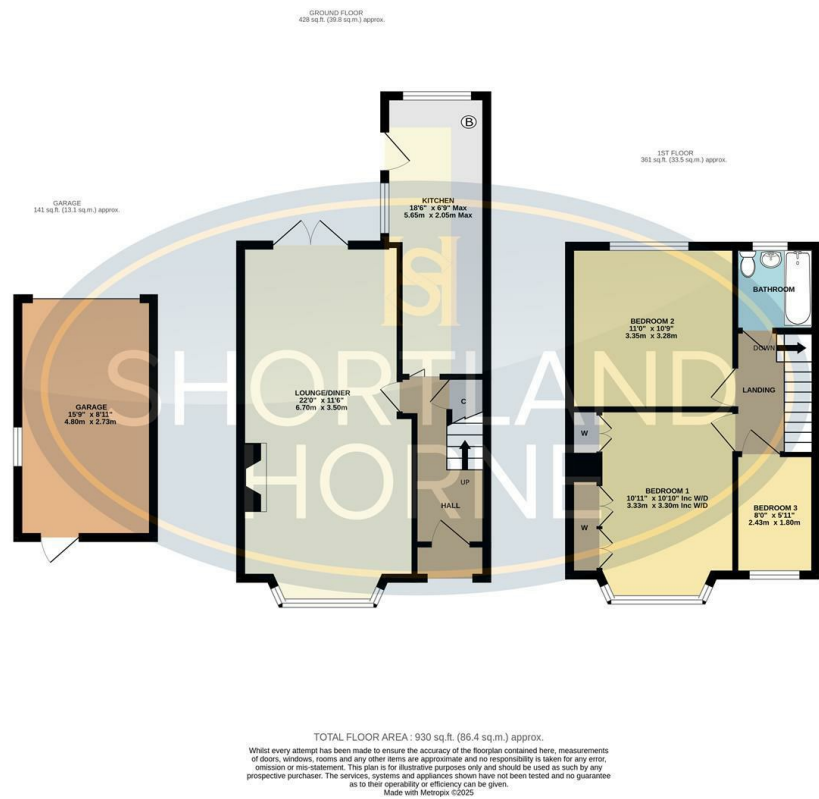
Bathroom

### OUTSIDE

Garage

4.80m x 2.72m

# Floor Plan



Total area: 930.00 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

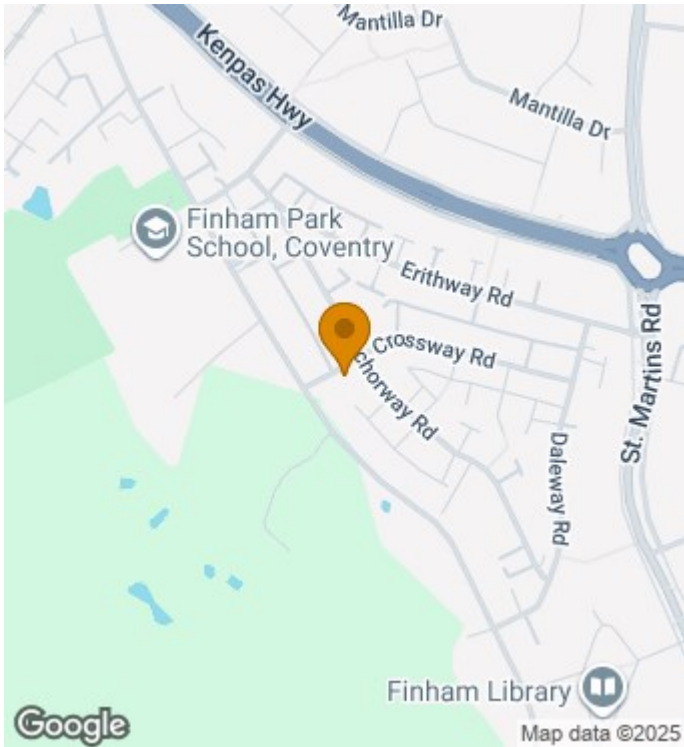
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

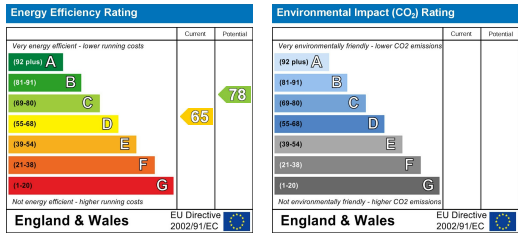
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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