



## ERITHWAY ROAD

COVENTRY, CV3 6JU

GUIDE PRICE £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.

# ERITHWAY ROAD

- Beautifully Presented
- Garage
- Off Road Parking
- Thoughtfully Updated Throughout
- 3 Bedrooms
- 3 Storeys
- Sought After Location
- En Suite To Main Bedroom
- Guest W/C



## Ground Floor:

- Upon entering the property, you are welcomed into a bright and inviting entrance hallway, which provides access to all principal rooms and sets the tone for the rest of the home.
- Situated at the front of the property, this room is flooded with natural light thanks to the bay window. Bright and airy, it features a charming fireplace, creating the perfect space to relax and unwind in the evening.
- The open-plan kitchen/diner is fitted with a modern range of wall and base units, complemented by an integrated double oven and gas hob. Additional features include a breakfast bar, space for freestanding white goods, two fitted storage cupboards, vaulted ceiling with skylights and an air conditioning unit for added comfort.
- Designed with both entertaining and everyday family living in mind, this impressive space is further enhanced by double skylights, allowing natural light to flood the room, along with sliding doors that overlook and provide access to the rear garden.
- The downstairs accommodation also benefits from a convenient guest W/C.

## First Floor:

- The first-floor accommodation is home to bedrooms two and three, both of which are generously sized double rooms. Bedroom two benefits from a beautiful bay window and an air conditioning unit, while bedroom three is further enhanced by built-in storage.
- The family bathroom is conveniently located close to both bedrooms and is finished with a modern, tiled suite comprising a shower over the bath, hand basin, and W/C.

## Second Floor:

- The second floor is a lovingly converted loft conversion and is home to the principal bedroom. This luxurious space benefits from built-in wardrobes, skylights, a modern en-suite shower room, air conditioning, and useful eaves storage.

## Garden, Exterior & Further Property Information:

- Leading outside, the property benefits from a landscaped rear garden, laid mainly to lawn and patio and complemented by established foliage, offering the perfect space for alfresco dining and entertaining guests throughout the summer months.
- The property also benefits from a garage, which includes a purpose-built internal home office, complete with electricity and air conditioning and heating.
- This beautiful home also benefits from off-road parking for two vehicles, gas central heating, and double glazing throughout.
- Located in a well-connected and sought-after area, and within the Finham Park catchment area, this home is one not to be missed.

## Important Property Information:

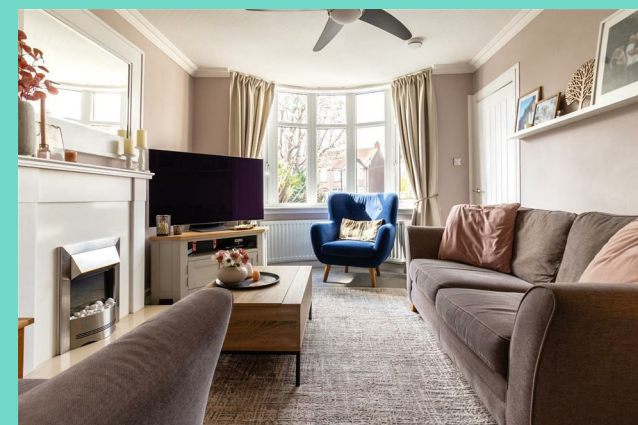
Tenure: Freehold

Local Authority: Coventry City Council

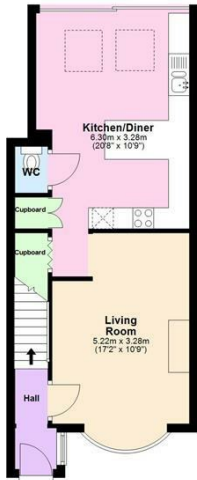
Council Tax Band: B

EPC: D

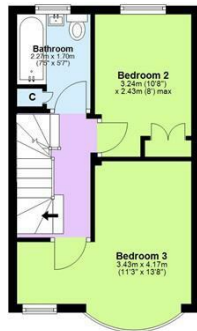
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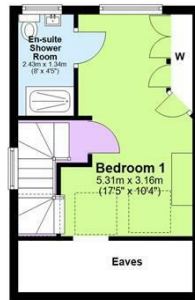
**Ground Floor**  
Main area: approx. 39.1 sq. metres (421.0 sq. feet)  
Plus garage: approx. 20.6 sq. metres (221.4 sq. feet)



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

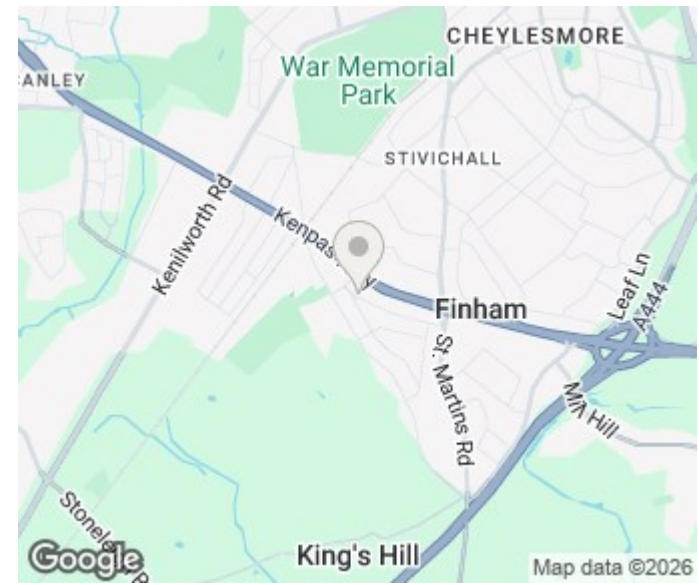


**Second Floor**  
Approx. 27.7 sq. metres (298.5 sq. feet)



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 PlanUp.



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