
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Erithway Road
Finham CV3 6JT

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A beautifully presented and substantially extended end-of-terrace family home, offering an impressive amount of accommodation arranged over three floors. Finished to a lovely standard throughout and very much turn-key ready, this is an ideal opportunity for buyers looking for a spacious home they can simply move straight into and enjoy.

One of the real strengths of the property is the double-storey rear extension, which has significantly enhanced the living space and created a particularly versatile layout. The ground floor offers two separate reception areas, providing plenty of room for both relaxing and entertaining, while the extended kitchen sits to the rear with French doors opening directly onto the garden. A useful utility room and separate WC complete the ground-floor accommodation.

On the first floor are two well-proportioned bedrooms together with the family bathroom, while a staircase continues to the converted upper floor where there is a further generous bedroom. This additional space makes the property particularly well suited to growing families, those needing a home-working area or buyers simply wanting more flexible accommodation.

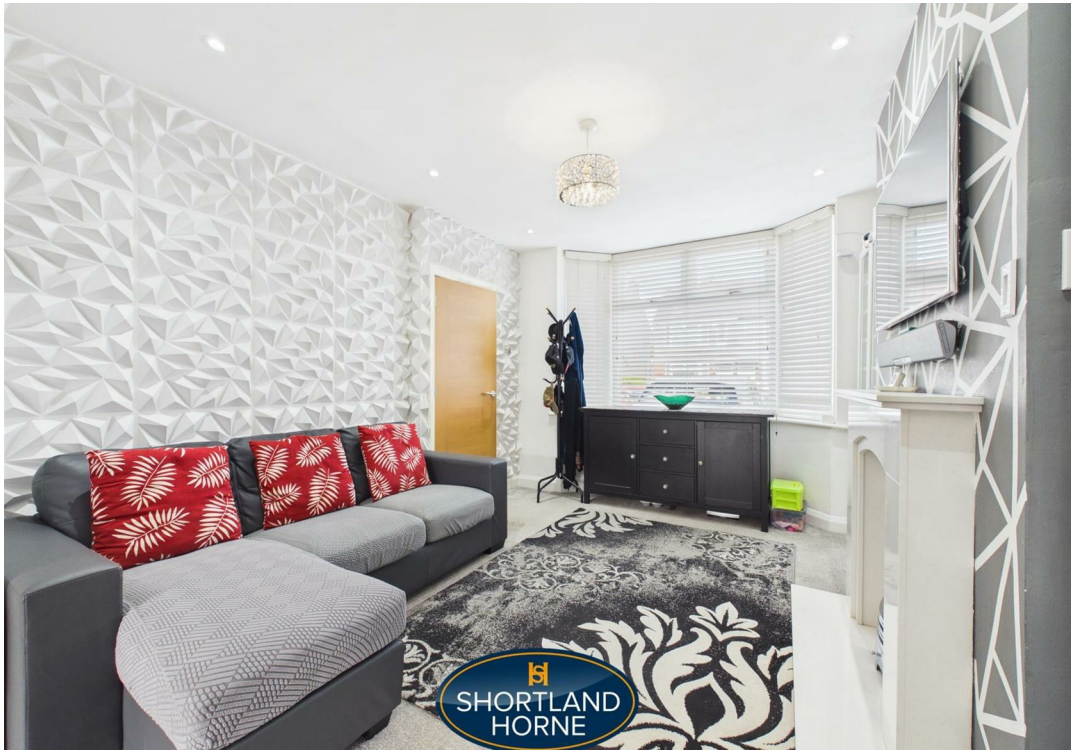
To the front, a private driveway provides off-road parking for two vehicles, a particularly useful feature for a home of this style.

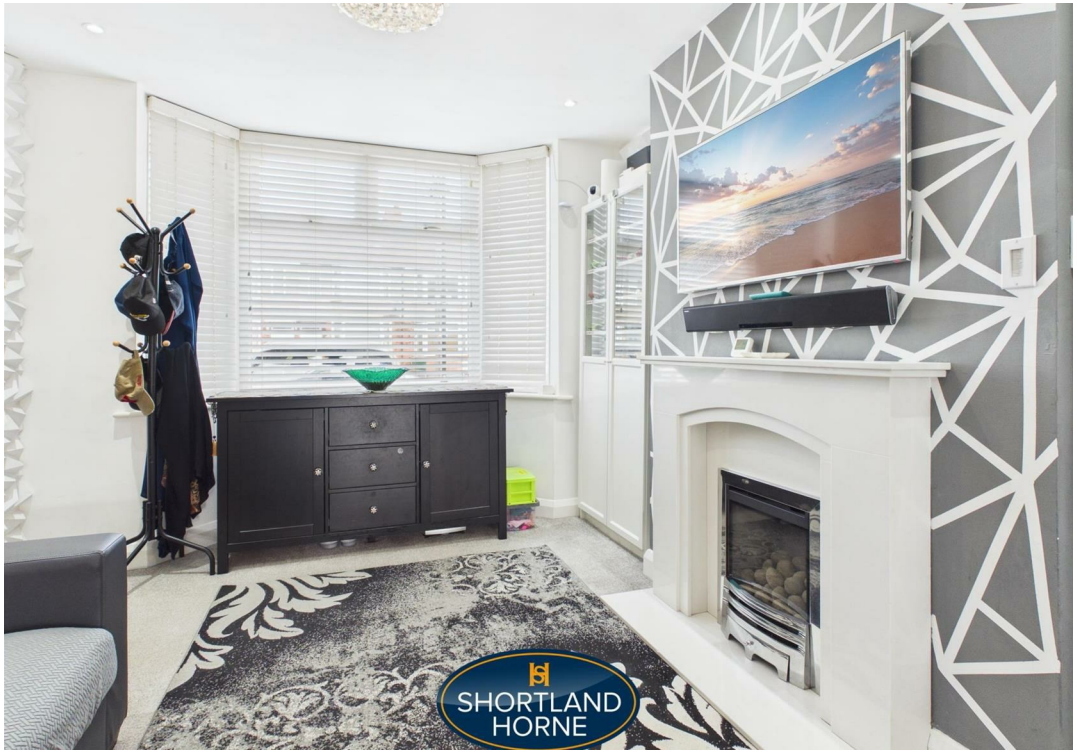
Combining excellent presentation, significantly extended accommodation, three bedrooms, two reception areas, a garage, enclosed rear garden and generous off-road parking, this is a superb family home that needs to be viewed internally to fully appreciate the space and quality of accommodation on offer.

selling quality
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Dimensions

GROUND FLOOR

Porch

Entrance Hallway
0.89m x 1.04m

Living Room
3.30m x 4.09m

Dining Area
2.49m x 2.97m

Kitchen
4.14m x 2.64m

Utility Room
1.52m x 1.83m

FIRST FLOOR

Bedroom
2.06m x 6.05m

Bedroom
2.51m x 4.09m

Bathroom
2.13m x 1.75m

SECOND FLOOR

Bedroom
3.86m x 4.65m

OUTSIDE

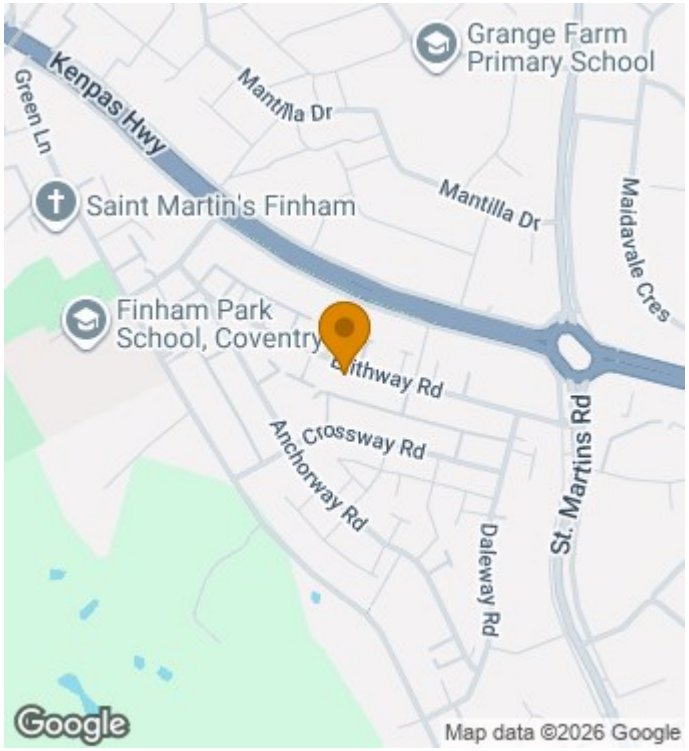
Garage
3.78m x 6.81m

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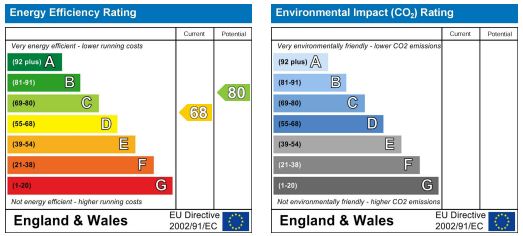
Floor Plan



Location Map



EPC



Total area: 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 ccordance 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.

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