



TAILOR MADE
SALES & LETTINGS



Erithway Road

Finham, Coventry, CV3 6JR

Asking Price £280,000



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Property Overview

Tailor Made Sales & Lettings are delighted to bring to market this fantastic three bedroom family home in the ever popular area of Finham, Coventry. Situated on a quiet street, the property benefits from excellent schooling - being in the catchment areas for both Finham Park & Finham Primary.

The property briefly comprises; Entrance Hallway, Reception Room, Kitchen, Dining Room, & W/C & Utility to the ground floor.

To the first floor there are Three Bedrooms, two of which are doubles & the Family Bathroom.

The front of the property contains a driveway for two vehicles & to the rear there is a well sized Garden with patio, lawn & fully insulated converted Garage, currently being utilised as a Home Bar, but could also be used as a Home Office.

An excellent family home, presented to market with no onward chain.

Front of Property

Bay Fronted Property with driveway for two vehicles & storm porch leading to entrance door.

Entrance Hallway

Entrance Hallway with doors to all principle ground floor rooms & stairway to first floor.

Reception

Bay Fronted Reception Room, double glazing to the front elevation.

Dining Room

Dining Room with box bay double glazed window to the rear.

Kitchen

Large Galley Kitchen with a selection of wall & floor units, double under-counter oven & gas hob. Door through to Utility, Downstairs WC and door to the Garden.

W/C & Utility

W/C & Utility housing a guest toilet, sink, worktop & space for laundry white goods.

Bedroom One

Master Bedroom to the front aspect of the property with bay window & built in storage.

Bedroom Two

Double Bedroom to the rear of the property, cupboard with boiler. Double glazing to the rear elevation and gas central heating.

Bedroom Three

Bedroom Three to the front aspect of the property, single bedroom with in-built storage.

Family Bathroom

Family Bathroom with corner bath, shower over, vanity sink & W/C.

Garden Room

Fully Insulated Converted Garage, currently being utilised as a Home Bar, but could be used as a Home Office/Gym.

Rear Garden

Rear Garden with patio area & lawn with rear access to entryway.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

Tel: 024 76939550

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

Please note, there are currently Tenants in situ until November 2025. For more information, please contact the office on 02476939550.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



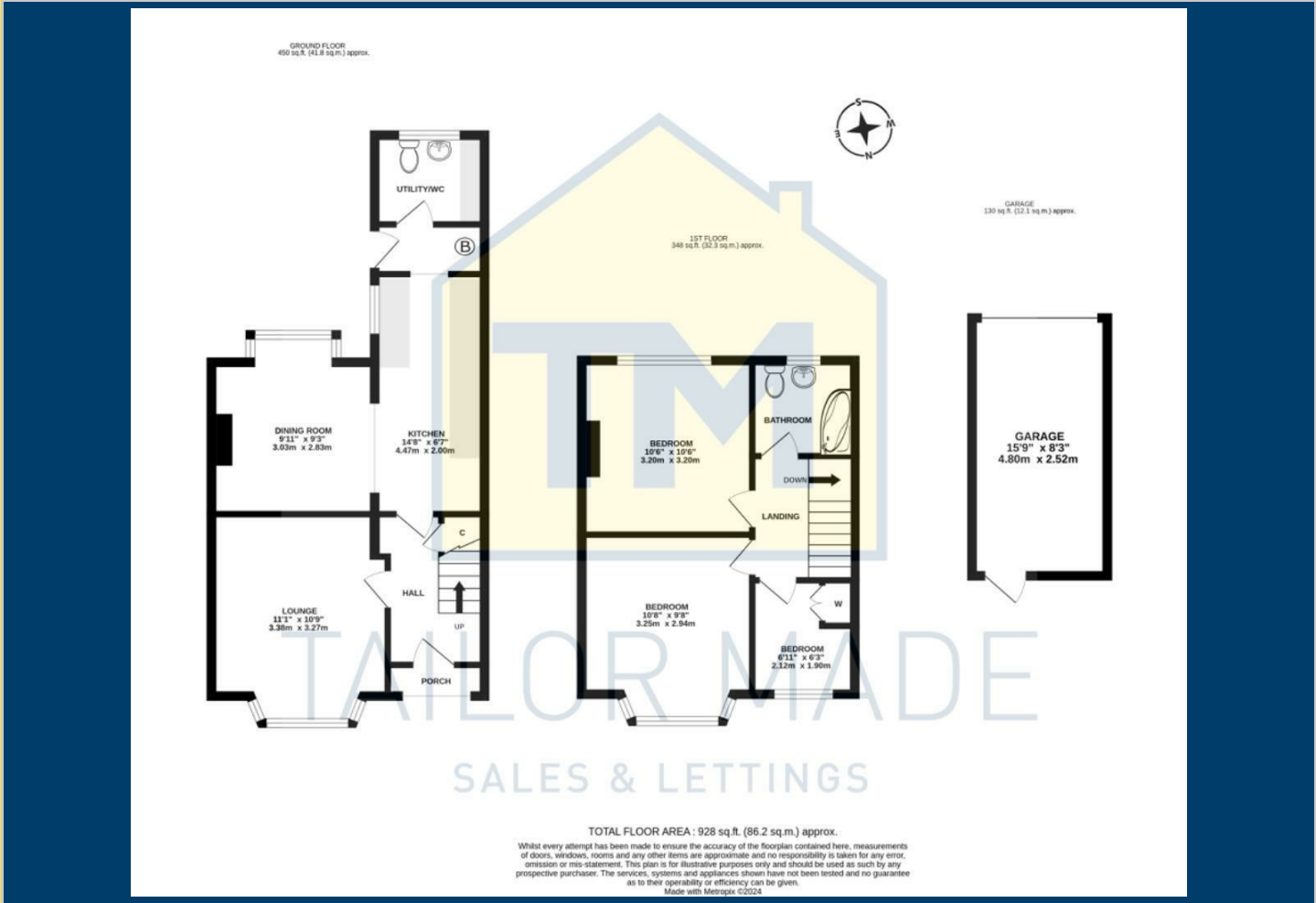
Hybrid Map



Terrain Map



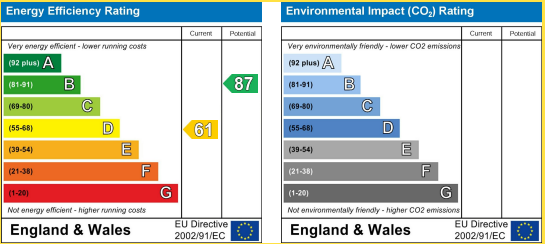
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.