



## Erithway Road, Coventry, CV3 6JU

Asking Price £299,950

- Stylish Double Bay Fronted Terraced House
- Two Reception Rooms
- Refitted Kitchen With Integrated Appliances
- Generous Rear Garden
- Viewing Essential
- Finham Park School Catchment Area
- EPC Rating D
- Fully Tiled Refitted Bathroom
- Gas Central Heating And Fully Double Glazed
- Coventry City Council - Tax Band C

# Erithway Road, Coventry CV3 6JU

An opportunity to purchase a traditional bay fronted mid terraced house in Finham Park School Catchment. The property has been renovated and remodelled by the current owner over recent years who have created a stylish family home. Set behind a block paved fore garden the entrance door leads into the hallway with hardwood bannister and glazed inserts. Hardwood doors lead off to the front lounge with recessed gas stove and the dining room looks onto the rear garden. The bright and airy breakfast kitchen has modern white shaker style units and benefits integrated fridge freezer, twin ovens and hob. On the first floor the central landing has access to the three bedrooms and the fully tiled bathroom with shower. Outside the rear garden has a large patio, formal artificial lawn and a sun lounge area at the foot of the garden. Viewing is highly recommended to appreciate the presentation of this home.



Council Tax Band: C



### **ENTRANCE HALLWAY**

Entered through a PVC door with side light windows. The hallway has a staircase with oak handrail and glazed inserts with an understairs cupboard. Radiator, dado rail and hardwood doors off to :

### **LOUNGE**

11'11" x 10'9"

Having a uPVC double glazed bay window to the fore with a radiator beneath. The focal point is provided by a gas stove set on a tiled hearth with an oak mantle over.

### **DINING ROOM**

10'2" x 9'5"

With a uPVC bay window to the rear with a radiator beneath and looking into the rear garden.

### **BREAKFAST KITCHEN**

18'1" x 7'4"

The kitchen has been refitted with modern white shaker style wall and base units. The base units have a wood effect countertop with matching upstands and an inset single drainer stainless steel sink unit with monobloc tap which is set beneath a uPVC double glazed window to the rear. Integrated appliances include a fridge freezer, twin fan assisted ovens and an induction hob with extractor canopy. Plumbing for automatic washing machine. The kitchen opens into a breakfast area with uPVC windows onto the garden, radiator and a door.

### **LANDING**

With an oak and glass bannister, dado and hardwood doors off to:

### **BEDROOM**

11'11" x 9'8"

Upvc double glazed bay window to the fore with a radiator beneath.

### **BEDROOM**

10'2" x 9'5"

Upvc double glazed bay window to the rear with a radiator beneath and a wall mounted Baxi condensing boiler.

### **BEDROOM**

9'0" x 7'1"

Double glazed window to the fore with a radiator beneath.

### **REFITTED BATHROOM**

Fitted with a white suite that comprises a P-shaped bath with a thermostatic shower and screen. Concealed cistern wc and a vanity wash hand basin. Tiling to full height and flooring. Chrome heated towel rail, extractor and a frosted double glazed window to the rear.

### **REAR GARDEN**

Having a generous paved patio that leads directly from the house. A side pathway flanks the artificial lawn that leads to further matching paved sun lounge area. It is enclosed by panelled fencing.

### **FORE GARDEN**

The fore garden is block paved and leads to the front entrance door with coach light.

### **FIXTURES AND FITTINGS**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



### Viewings

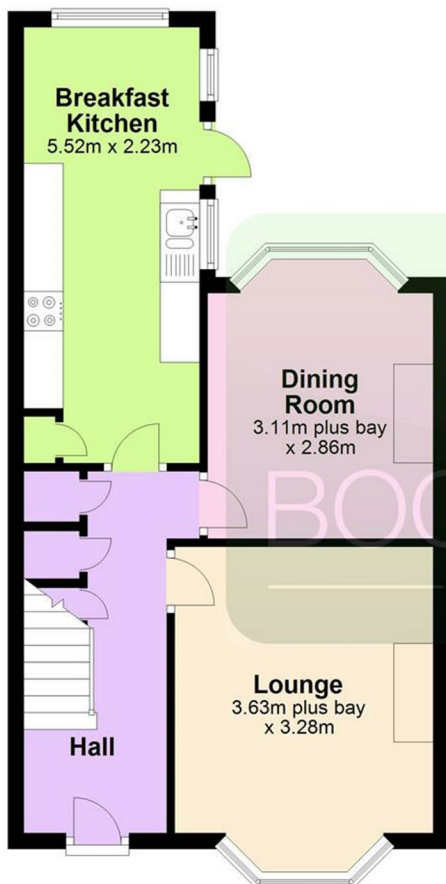
Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(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	

### Ground Floor

Approx. 43.5 sq. metres



### First Floor

Approx. 36.0 sq. metres



Total area: approx. 79.6 sq. metres