



# HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

Guide Price

£325,000

Located in

Coventry





# 15 Crossway Road

Coventry | CV3 6JN



Zacharias Ermogenous is proud to present this beautifully appointed three-bedroom end-of-terrace residence has been thoughtfully enhanced and stylishly decorated to offer an ideal living space for families. Situated in a highly sought after location of Finham, the property benefits from close proximity to well-regarded schools, local amenities, and excellent access to the motorway network.

The ground floor features a welcoming entrance hall, a generously proportioned lounge/dining area, and a spacious extended kitchen/diner. The kitchen is designed in an open-plan layout and includes an integrated oven, ceramic hob, and provisions for an American-style fridge/freezer and washing machine. A convenient downstairs W/C completes the ground floor.

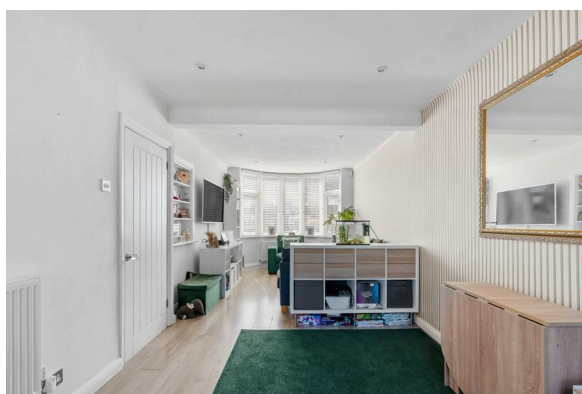
Upstairs, the first floor comprises a modern family bathroom, two well-sized double bedrooms, and a comfortable single bedroom.

Externally, the property offers a block-paved front garden and a fully enclosed, low-maintenance south-facing rear garden—perfect for enjoying the sun throughout the day.



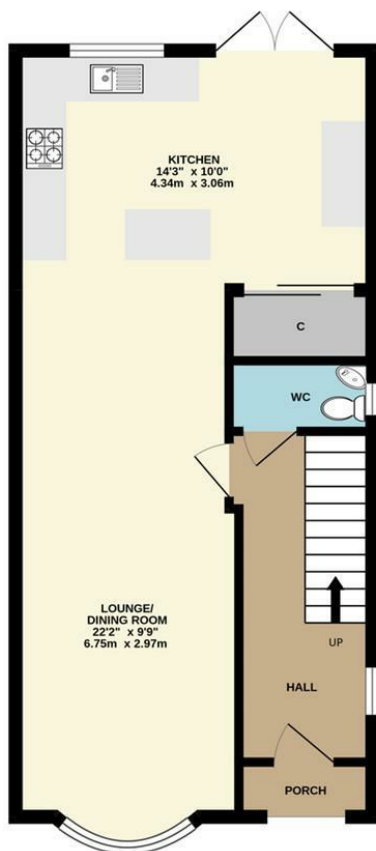
# 15 Crossway Road

£325,000 Freehold

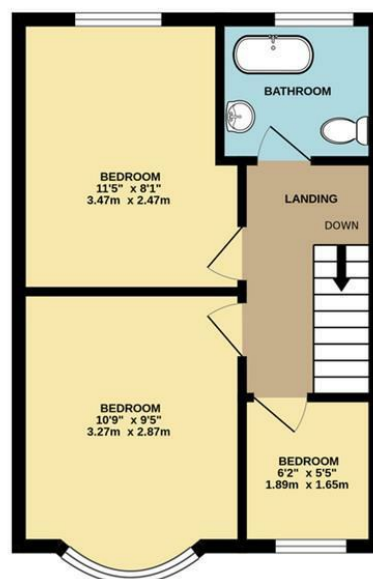


- Highly Sought After Location
- Renovated
- Open Plan Kitchen, Diner and Living Room
- Large Driveway
- End of Terrace
- Downstairs W/C
- Utility Storage

GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band

## Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Coventry  
CV3 4FJ

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