



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Price Guide

£270,000

Located in

Coventry







# Erithway Road

Coventry | CV3 6JR



Zacharias Ermogenous is proud to present this lovely home set within the ever-popular and well-established area of Finham, this characterful home is ideally positioned for a range of local amenities and offers excellent connectivity via the nearby A45. The property further benefits from being located within the highly sought-after Finham Park School catchment area, making it an ideal choice for families.

# Erithway Road

£270,000 Freehold



- Finham Park Catchment Area
- Lounge Diner
- Garden Office
- Ideal for First Time Buyers
- Three Bedrooms
- South Facing Garden
- Driveway and Garage

GARDEN OFFICE/ GARAGE  
253 sq.ft. (23.3 sq.m.) approx.

GROUND FLOOR  
383 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.0 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 C

### Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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