

## 40 MERYNTON AVENUE

COVENTRY, CV4 7BN

- HUGE 5 BEDROOM SEMI-DETACHED HOME
- 3 BATHROOMS
- 4 RECEPTION ROOMS
- MASSIVE SOUTH WEST FACING GARDEN
- IN EXCESS OF 2,000 SQUARE FEET
- KITCHEN/DINER TO REAR
- CHAIN FREE SALE
- GARAGE & DRIVEWAY
- PREMIUM LOCATION
- EPC RATING C, COUNCIL TAX BAND E, SOLD AS SEEN



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## THE PROPERTY

THE PROPERTY  
HUGE FAMILY HOME WITH 5 BEDROOMS & 3 BATHROOMS

Set in a great location in Merynton Ave, just off Cannon Hill Road, this excellent family home has been substantially extended and now benefits from in excess of 2,000 square feet of accommodation. The plot size is also significant with a huge back garden and a total area around one fifth of an acre.

In brief the property comprises (ground floor) Porch, Entrance Hall, Lounge, Sitting Room, Dining Room, Garage/Utility, and the beautiful 18 foot Kitchen/Diner. To the first floor are 4 excellent double Bedrooms, 2 with En-Suites, Family Bathroom and Bedroom 5. There is a lift situated from the rear Sitting Room going up to the bedrooms.

Outside to the front is a large block paved drive with space for several cars. To the rear of the house is a magnificent garden with a super expanse of lawn and an attractive patio. The garden faces south west and so enjoys sunshine throughout the afternoons and evenings (weather allowing!).

To arrange your viewing of this substantial family residence please call Elizabeth Davenport Coventry office.

NOTE: SOLD AS SEEN



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## THE LOCATION

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Cannon Hill is located just off the Kenilworth Road and A45 Fletchamstead Highway. It is close to both the Memorial Park and Finham Park school on the south side of Coventry. Also located close by is Stivichall Infant and Primary school. The highly regarded King Henry VIII Grammar School is just 2 miles away.

Close access to the A45 leads onto the areas network of commuter roads, with Kenilworth, Leamington, Warwick, Coventry, Solihull and Birmingham all being within easy commuter distance.

There are many local amenities including Cannon Park shopping centre, pubs/eateries, convenience stores plus Finham, Hearsall and Kenilworth Golf Clubs. Warwick University and Westwood Heath Business Park are just a few minutes drive away.

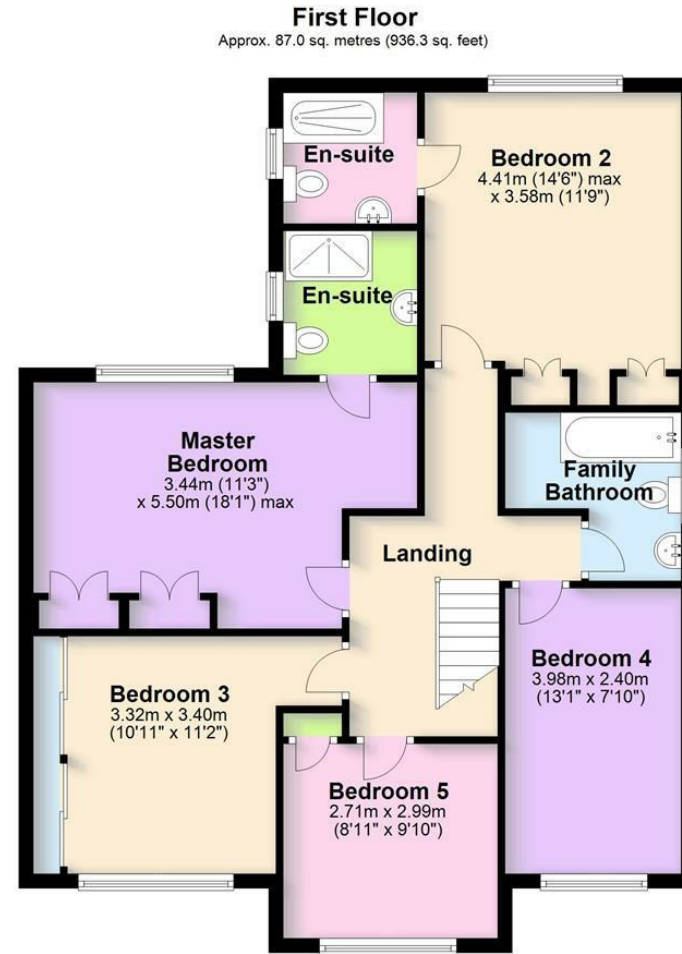
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# THE FLOORPLAN



Total area: approx. 186.9 sq. metres (2012.1 sq. feet)



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