



34 OLD MILL AVENUE

COVENTRY, CV4 7DY

- ALMOST 4,000 SQUARE FEET
- WALKING DISTANCE TO WARWICK UNIVERSITY
- 6 BEDROOMS
- PLANNING PERMISSION
- AMPLE PARKING
- LARGE GARAGE
- COUNCIL TAX BAND G
- EPC RATING C



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THE PROPERTY

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This amazing detached house is perfect for a family or for a buy to let investor, located in Cannon Park within walking distance of Warwick University. This home offers very flexible accommodation with planning permission granted to convert the property into two semi detached houses. This property has 6 double bedrooms and potential for 5 further bedrooms, along with 7 bathrooms. There is also a large garage, and the property could generate an excellent potential yield if used as a buy to let property.

The house has been well maintained with both double glazing and gas central heating, and would make a perfect family home. In brief the ground floor accommodation comprises, entrance hallway, shower room, large lounge with feature fireplace, a Study and a Snug leading from the lounge, family room leading into a garden room, fully fitted kitchen/diner, and a utility room with door leading to a large garage (34'3 x 9'10). From the garage you have a self contained house with a fitted kitchen and a ground floor bedroom with ensuite shower room, staircase leading to the first floor accommodation comprising of two bedrooms with ensuite facilities, and a further bedroom with a w.c and sink. Staircase leading onto the second floor with a further bedroom also with ensuite shower room.

From the main house, you have your staircase from the entrance hall leading to a lovely galleried landing, you have a family shower room, four very good sized bedrooms, one with ensuite shower room and the other with a w.c and sink. You also have access from this floor to the other side of this house, which can either be opened up and used as one big house, or separated if required.

To the rear of this large family home you have a blocked paved patio area perfect for entertaining, and good sized lawned garden with various plants, shrubs and trees for privacy, and a detached garage. To the front of the property you have a large driveway with parking for several vehicles.

We strongly advise a viewing of this property to appreciate the accommodation on offer, to book in a viewing please call our friendly team in Kenilworth.



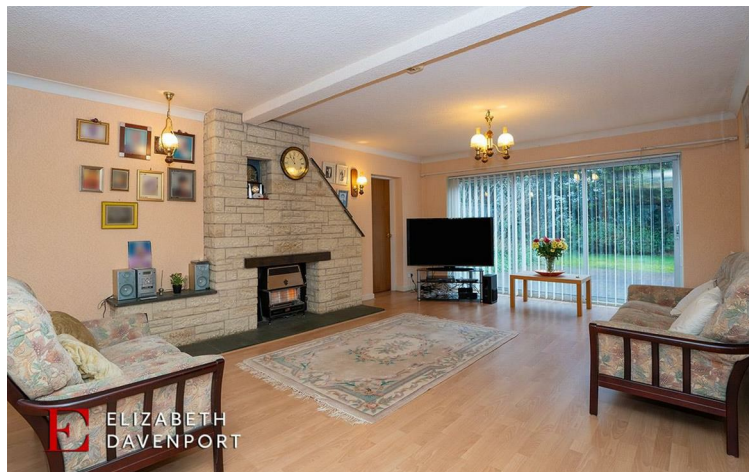
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Warwick University

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THE LOCATION

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Old Mill Avenue is a short walk from both Warwick University, The Business School and Cannon Park Retail centre. Also located close-by is Canley Station providing easy access to and from London.

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 Cannon Park Primary school. The highly regarded King Henry VIII Grammar School is just 2 miles away.

Kenilworth, Leamington, Warwick, Coventry, Solihull and Birmingham are all within easy commuter distance. There are also a number of further local amenities including Health Clubs and Sports Grounds, pubs/eateries, convenience stores and both Finham and Hearsall Golf Clubs.

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MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

THE FLOORPLAN



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