



11 OLD MILL AVENUE

COVENTRY, CV4 7DY

- REGENCY STYLE DETACHED FAMILY RESIDENCE
- FIRST TIME ON MARKET SINCE NEW
- LARGE CORNER PLOT
- MASSIVE FOOTPRINT, OVER 2,500 SQUARE FEET
- IN NEED OF MODERNISATION
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- PRIME LOCATION
- WALKING DISTANCE TO WARWICK UNI & CANNON PARK SHOPS
- CHAIN FREE SALE
- EPC RATING TBC, COUNCIL TAX BAND G



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THE PROPERTY

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Occupying an enviable corner plot and available for sale for the first time since new in 1971, this exceptional property was built to a bespoke design in the regency architectural style.

The design & layout of this home are ahead of their time, providing terrific sized rooms throughout. The Reception Hall and first floor Landing are jaw droppers, amazing spaces lined with classically panelled doors leading to all of the sizeable rooms beyond.

Purchased as a self build plot when Cannon Park was first inceptioned, the property has been a much loved family home for over half a century. As such, everything has been maintained to a high standard over the decades. The house would now benefit from modernisation and offers genuine further potential for refurbishment and/or extension. The plot stretches way beyond the width of the house to the east, whilst to the west the garage and car port provide an existing footprint to convert into 2 storeys (subject to planning).

The rear garden is south facing and very private, having an abundance of mature vegetation and screening.

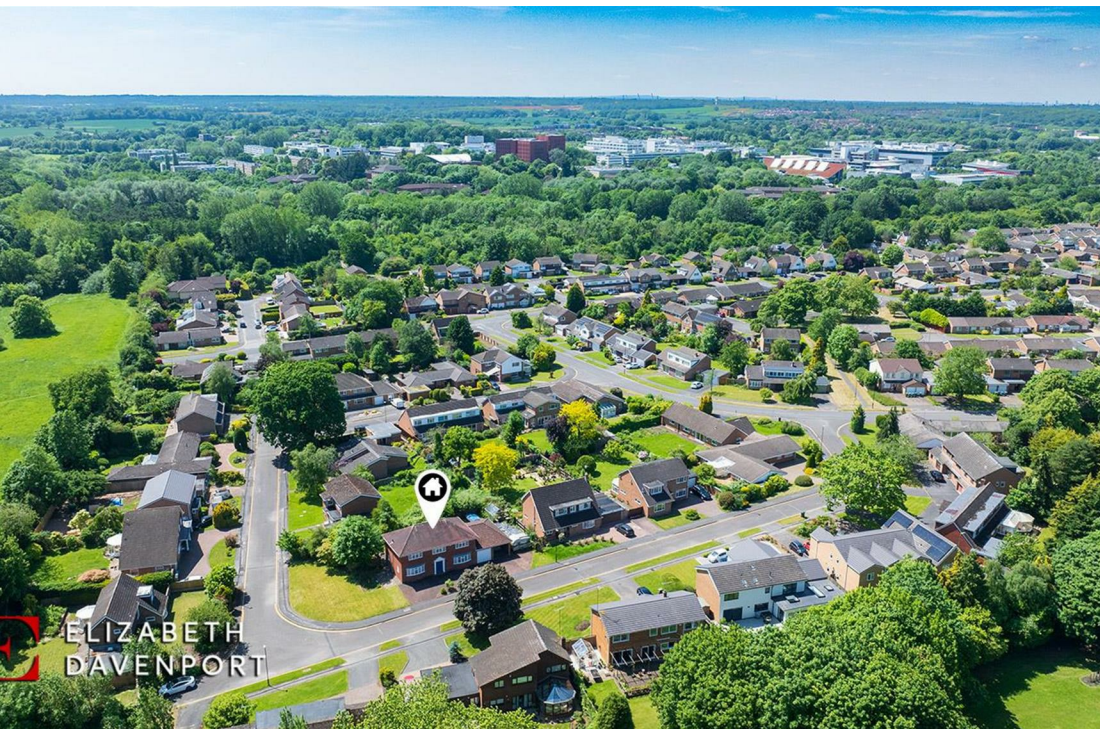
In summary, a uniquely designed, spacious, classy home, offering fabulous potential and opportunity to the successful buyer. All available with no onward chain. For further information or to arrange your viewing slot please contact Elizabeth Davenport Kenilworth office.

THE LOCATION

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 Park 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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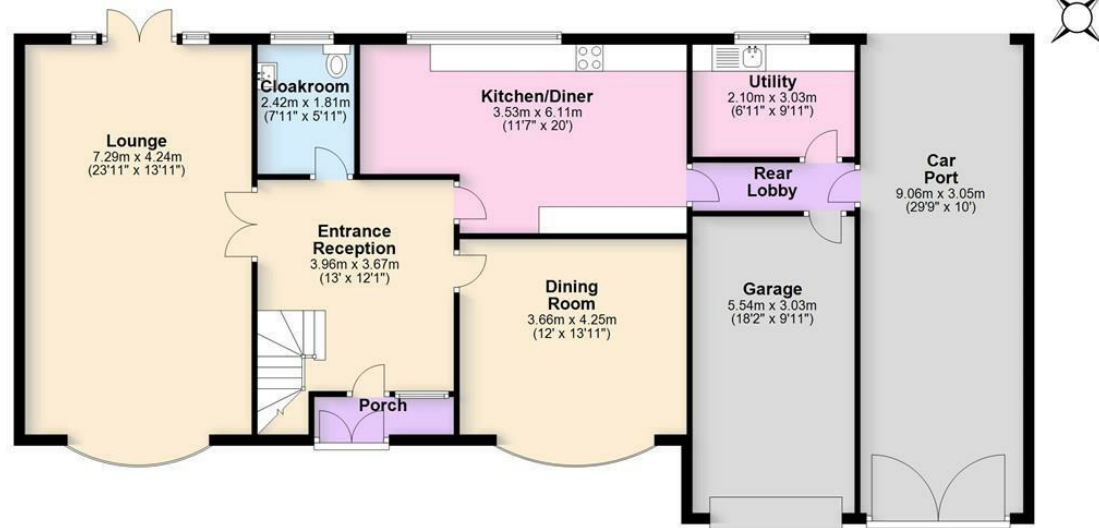
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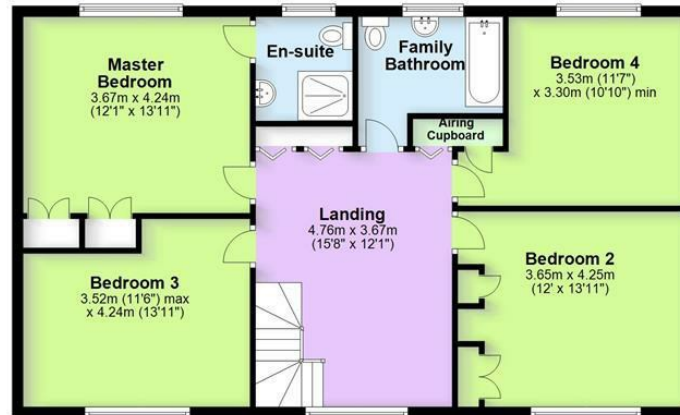
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THE FLOORPLAN

Ground Floor
Approx. 146.6 sq. metres (1577.6 sq. feet)



First Floor
Approx. 90.1 sq. metres (970.3 sq. feet)



Total area: approx. 236.7 sq. metres (2547.9 sq. feet)



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