

212 CANLEY ROAD

CANLEY GARDENS, CV5 6AQ

- 4 Bedroom Detached Family Home
- Superb Secluded Plot
- Large Kitchen/Diner



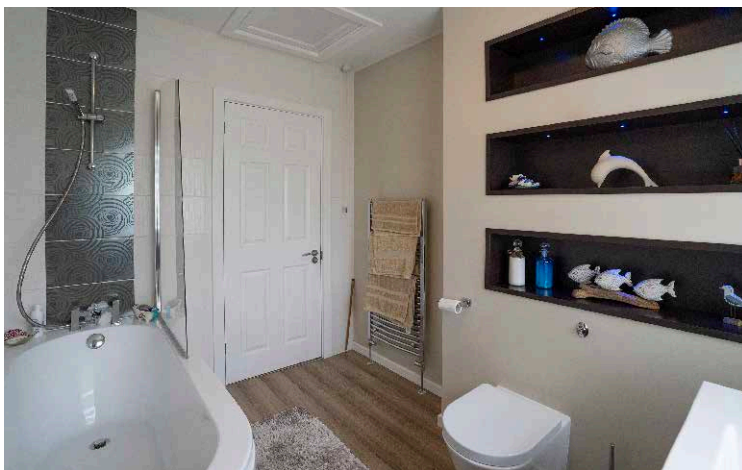
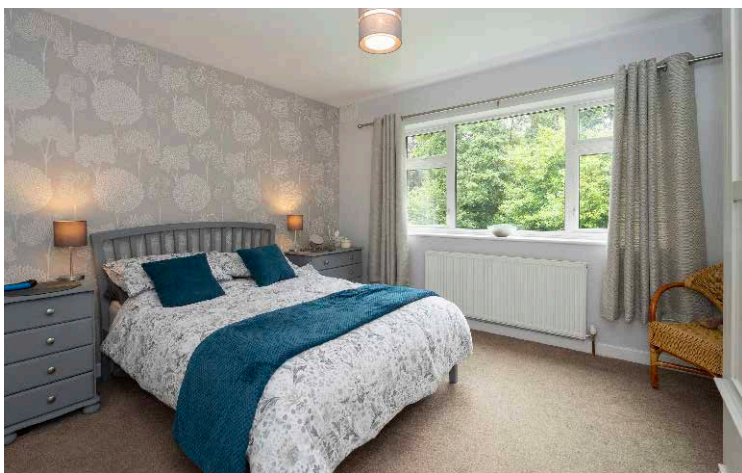
THE PROPERTY

A beautifully presented detached family home situated on this excellent garden plot. The property has been much improved and extended by the present owners and would suit anyone looking for a good size family home surrounded by woodland with excellent off-street parking and garage facilities.

The flexible family accommodation briefly offers welcoming entrance porch leading through to the entrance hall from hair stairs lead up to the first floor floor accommodation, staying on the ground floor there is a living room with windows to three sides and double doors leading out to the garden separate family room spacious open plan dining kitchen again with double doors leading out the garden, internal lobby with cloakroom leading off with WC and a personal door leading out to the rear garden. To the first floor there are four bedrooms that are very well proportioned with the master bedroom having 'Juliette Balcony' fitted bedroom furniture and fantastic ensuite shower room.

Externally there is direct access to an integral garage. An attractive driveway provides ample off-street parking. There is also a separate detached garage with electric light and power. As previously mentioned one of the big selling points with this property is the mature gardens which surround the property and the beautiful backdrop of woodland trees which screen the property from the main road,





THE LOCATION

Canley Road is a delightful, leafy residential address of attractive and varied properties within easy walking distance to Canley Train Station, Earlsdon and The University of Warwick. The A45, a major link road to both Birmingham and the Midlands Motorway Network is found off Canley Road, only a short distance away.

Earlsdon is now widely considered to be the most desirable residential district in Coventry and in recent years the main shopping street has become a bustle of business and leisure activity. There are numerous restaurants, bistros and wine bars as well as a wide selection of independent retail outlets along the main street. Local amenities include Earlsdon Library, The Criterion Theatre, Hearsall Golf Club (just yards away from the house) and Beechwood Lawn Tennis Club.

THE FLOORPLAN



Total area: approx. 199.1 sq. metres (2142.6 sq. feet)



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