



BLATCH  
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24 Fairlands Park  
, Coventry, CV4 7DS

£780,000



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# 24 Fairlands Park



## Description

A beautifully appointed, spacious and well planned regency style family home | APPROX 3000 SQ FT | RECENT FIRST FLOOR EXTENSION | Located near the BEST schooling | Ideal for home working HOME OFFICE | Located in a quiet cul-de-sac | Walking distance to War memorial Park| Extended Lounge and Kitchen area | GARDEN ROOM/ GYM





**Fairlands Park**  
Approximate Gross Internal Area  
2863 sq ft - 265 sq m

**OUTBUILDING**

The image displays three architectural floor plans for Fairlands Park. The **GROUND FLOOR** plan on the left shows a large Lounge/Dining Room (32'8 x 12'7, 9.96 x 3.84m) with a fireplace and access to a rear garden. It is connected to a Kitchen/Breakfast Room (19'1 x 12'8, 5.82 x 3.86m) which includes a utility room (8'1 x 7'6, 2.46 x 2.29m) and a WC. A Family Room (13'1 x 12'7, 3.99 x 3.84m) and a Play Room (14'5 x 8'10, 4.39 x 2.69m) are also shown, along with an Office (16'1 x 15'9, 4.90 x 4.80m). The **FIRST FLOOR** plan on the right features six bedrooms: Bedroom 1 (13'1 x 12'8, 3.99 x 3.86m), Bedroom 2 (12'8 x 10'10, 3.86 x 3.30m), Bedroom 3 (12'7 x 9'0, 3.84 x 2.74m), Bedroom 4 (9'0 x 7'6, 2.74 x 2.29m), Bedroom 5 (12'5 x 9'6, 3.78 x 2.96m), and Bedroom 6 (12'5 x 9'9, 3.78 x 2.96m). It also includes an En-suite, a Bathroom (6'4 x 6'0, 1.93 x 1.83m), and a WC. The **OUTBUILDING** plan at the top center shows a Gym (19'8 x 12'6, 6.00 x 3.80m). All plans include dimensions in both feet/inches and meters.

**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

A map of the Cannon Hill Park area in Canley. The map shows the intersection of Cannon Hill Rd (A429) and Charter Ave (A45). A yellow pin is placed on Cannon Hill Rd, indicating the location of the bus stop. Other labels on the map include Canley, Cannon Park, War Memorial Park, and Kenpas Hwy. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

Please contact our Coventry Office  
on 02476249333 if you wish to arrange a viewing appointment for this property  
or require further information.

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| Energy Efficiency Rating   |                                 |
|--|---------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                                       | <p>Current</p> <p>Potential</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> <p></p>  |                                 |
| Environmental Impact (CO <sub>2</sub> ) Rating   |                                 |
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> | <p>Current</p> <p>Potential</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> <p></p>  |                                 |