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**Bransford Avenue, Cannon Park**  
**Offers Over £525,000**

**complete** ●●●  
ESTATE AGENTS

# Bransford Avenue, Cannon Park, Coventry

Welcome to Bransford Avenue, Coventry - a charming location that could be the perfect setting for your new home! This detached house boasts 3 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living. The extended kitchen is a delightful feature, offering a modern and spacious area for culinary adventures and family gatherings. The property is double glazed throughout and gas central heating to radiators, which was installed in 2020.

One of the highlights of this property is the double garage, providing convenient parking and storage space. Situated in a corner position, this house offers a sense of privacy and a unique layout that sets it apart from the rest. With room to extend, the possibilities are endless - whether you want to create a home office, a playroom for the kids, or simply expand your living space.

Don't miss out on the opportunity to make this house your own and create a warm and welcoming sanctuary in the heart of Coventry. Embrace the potential of this property and envision the life you could build in this lovely neighbourhood. Book a viewing today and take the first step towards making Bransford Avenue your new address!

**Porch 11'0" x 3'8" (3.37 x 1.13 )**

**Hallway 1.74 x 1.82**

**Storage Cupboard 7'4" x 3'0" (2.25 x 0.93)**

**Family Room 24'10" x 12'5" (7.59 x 3.81)**

**Cloakroom 5'11" x 5'0" (1.82 x 1.53)**

**Living Room 22'2" x 17'5" (6.76 x 5.32)**

**Family Room 18'4" x 13'0" (5.61 x 3.97 )**

Patio doors to rear.



### **Kitchen 22'2" x 10'0" (6.77 x 3.07 )**

An array of base cupboards and drawers. Built in double oven with gas hob and extractor above.. Breakfast bar. Eye level units. Sink unit.

### **Utility Room**

Sink unit.

### **Frirst Floor Landing**

### **Bedroom One 15'8" x 12'9" (4.80 x 3.89 )**

### **En Suite 11'1" x 5'3" (3.38 x 1.62)**

Enclosed glazed shower cubicle with fitted power shower. Low flush WC. Wash hand basin. Tiled walls. Heated towel rail. Window to side.

### **Bedroom Two 11'3" x 12'4" (3.43 x 3.77)**

### **Bedroom Three 13'3" x 12'4" (4.06 x 3.77)**

### **Bedroom Four 10'1" x 9'4" (3.09 x 2.85)**

### **Shower Room 11'0" x 7'1" (3.37 x 2.17 )**

Linin cupboard. Enclosed glazed corner shower cubicle with fitted power shower. Low flush WC. Wash hand basin. Tiled walls. Heated towel rail. Window to side.

### **Double Garage 23'11" x 18'0" (7.30 x 5.49)**

Two electric up and over re,mote controlled doors. Sink unit. Personel door.

### **Rear Garden**

Paved patio extending the full width of the property. Laid mainly to lawn and enclosed by a brick wall and timber fencing. Maturing shrubs and trees to rear. Gated side access . Summerhouse.

### **Front Garden**

Off road parking for 2/3 vehicles. Laid to lawn with shrub borders.



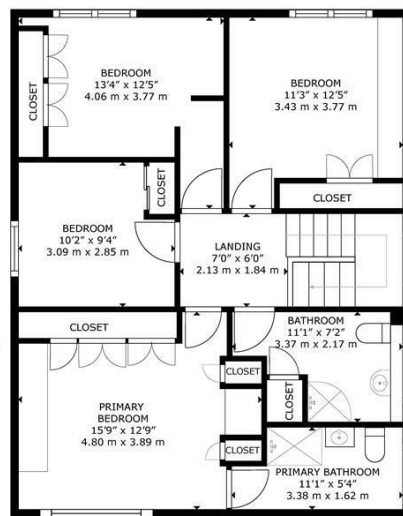
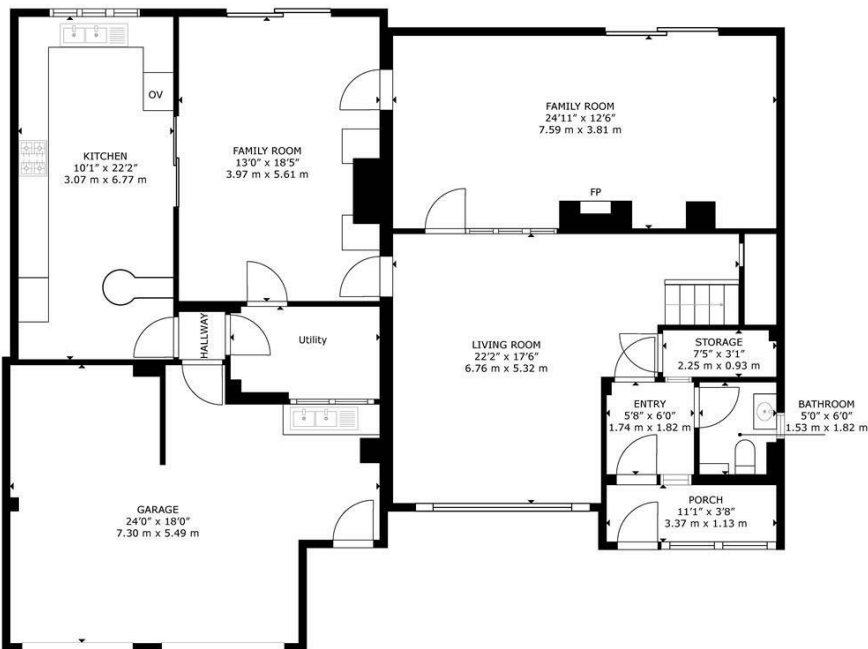
### **Agents Note**

The property sits on a commanding corner plot with scope to extend into a large family home. ( subject to planning permission )

Canon Park Primary school is within walking distance to this property.

### **Canon Park Information**

Canon Park is a suburb in the south-west of the City of Coventry, West Midlands, England. It can be accessed via the major roads Kenpas Highway or Kenilworth Road. The area has a sizable shopping centre of the same name which features food stores, shops and eateries. Tenants include a post office, Tesco and Iceland



GROSS INTERNAL AREA  
 FLOOR 1: 1,311 sq. ft, 122 m<sup>2</sup>, FLOOR 2: 793 sq. ft, 77 m<sup>2</sup>  
 TOTAL: 2,104 sq. ft, 199 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 371 sq. ft, 34 m<sup>2</sup>, VERANDA: 41 sq. ft, 4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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