



yourdreampad



98 Cannon Hill Road Cannon Hill, Coventry, CV4 7BX

A substantial, 1930's deep double bayed, halls together semi-detached home in this highly regarded location, leading directly from the Kenilworth Road. Featuring a wonderful, relatively private, long rear garden together with a large seating/entertaining area, the property also boasts off-road parking together with a 33ft tandem length garage with useful store beyond. Briefly comprising of a through hall, front dining room, bi-fold doors to the rear lounge, conservatory, 25ft extended breakfast kitchen, three bedrooms and a good-sized bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Cannon Hill is a pleasant, safe position, to the southwest of the city. The position has proven much sought after with house purchasers for many years due to the local amenities with a good choice of daily shops including Cannon Park, transport services including both Canley and Tile Hill train stations, road links and popular schools for all ages. The War Memorial Park is just a short walk away while Warwick University and various business parks are slightly further afield.

£399,950

98 Cannon Hill Road

Cannon Hill, Coventry, CV4 7BX



- COMPETITIVELY PRICED FULL BAYED SEMI
- SUPERB SIZED KITCHEN
- BOXROOM WITH ORIEL WINDOW
- THE PERFECT FAMILY HOME
- MATURE, WELL PLANTED REAR GARDEN
- CLOSE TO LOTS OF OPEN SPACES
- GAS HEATING, DOUBLE GLAZING
- USEFUL STORE/HOME OFFICE POTENTIAL

ON THE GROUND FLOOR

Through Hall

14'9 x 5'9

Dining Room

11'8 into chimney breast x 10'9 plus bay

Lounge

13'5 x 11'2

Conservatory

8'9 x 6'8

Extended Breakfast Kitchen

25'6 x 9'5 max 6'8 min

ON THE FIRST FLOOR

Bedroom No.1

11'3 into chimney breast x 11'1

Bedroom No.2

13'6 x 11'1

Bedroom No.3

8' x 6'8

Bathroom

9'4 x 9'3 max

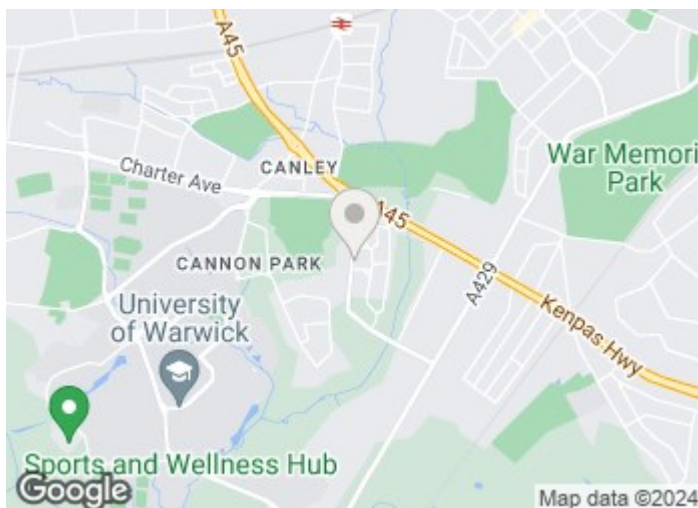
OUTSIDE

Long Garage

35' max x 9'7

Store/Office

9'3 x 6'8



[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	