




SHORTLAND
HORNE

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Canley Road
CV5 6AS

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STUNNING REAR GARDEN ON A FANTASTIC PLOT AVAILABLE WITH NO UPWARD CHAIN.

An outstanding, three bedroom executive detached family residence, situated in this exclusive residential location of Canley Road just off Fletchamstead Highway, positioned on a very generous plot. The property offers versatile and flexible accommodation over one floor and a stunning rear garden. The War Memorial Park, Earlsdon High Street, Coventry City Centre, Coventry Train Station and King Henry VIII school are all in walking distance.

Briefly the accommodation comprises of a welcoming reception hall with doors leading off to an L-Shaped elegant lounge/diner with views overlooking the beautiful front garden, a fully modern fitted kitchen with granite worktops and integrated appliances to include double ovens, a ceramic hob and a fridge/freezer, running off the kitchen is a very useful lobby. There is a family bathroom and three bedrooms, two in which are doubles with built in wardrobes with one featuring an en-suite shower room and the other being a single bedroom. Outside the garage is a brilliant size which has been extended to incorporate a lovely garden room overlooking the garden.

To the rear is an enclosed garden with patio area flanking the property, a large lawned area with herbaceous borders perfect for entertaining. To the front is a lawned garden and driveway leading to the spacious garage.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

5.64m x 3.56m

Dining Room

3.78m x 2.97m

Kitchen

3.73m x 2.97m

Lobby

Bedroom One

4.24m x 4.17m

En-Suite

Bedroom Two

4.14m x 3.35m

Bedroom Three

3.07m x 2.67m

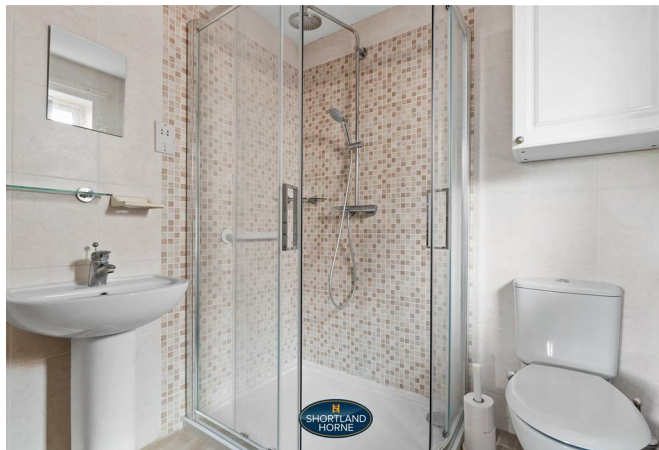
Bathroom

Garage

7.39m x 2.92m

Garden Room

5.23m x 2.95m



Floor Plan



GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.

TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.
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, options and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mergim 2024

Total area: 1522.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

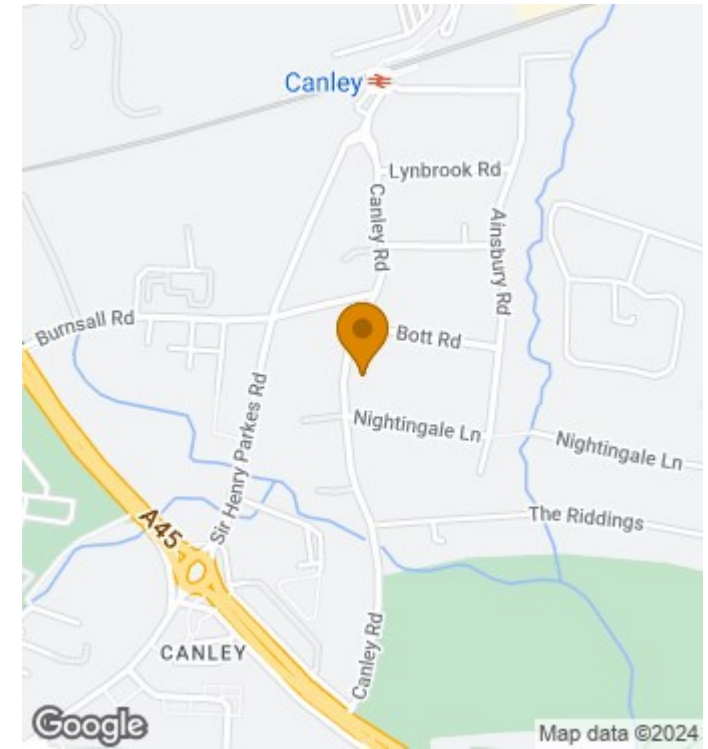
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

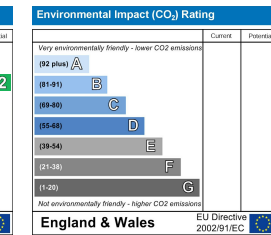
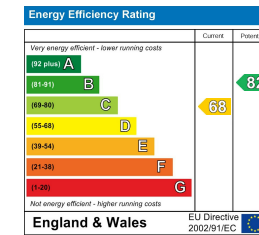
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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