



  
SHORTLAND  
HORNE

Trusted  
Property Experts

  
SHORTLAND  
HORNE

De Montfort Way  
Cannon Park CV4 7DU

# De Montfort Way

## CV4 7DU

Located in the prestigious De Montfort Way in Cannon Park, Coventry, this wonderful five-bedroom detached executive family home is a true gem. Boasting an impressive 1,984 sq ft of living space, this property offers ample room for a growing family.

As you step inside, you are greeted by a spacious hallway with doors leading of to a lounge with a feature gas fire place, a conservatory overlooking the beautiful garden, a formal dining room, a fully modern fitted breakfast kitchen with Granite worktops and integrated Bosch appliances to include eye level ovens, gas hob and a dishwasher. There is also a very useful utility room and a W/C. The layout of this house is perfect for entertaining guests or simply relaxing with your loved ones.

The property features five bedrooms, with two of them having the added luxury of en-suite shower rooms. With three bathrooms in total, there will be no more morning rush hours in this household.

The loft is boarded with light and accessible by a pull down ladder.

One of the standout features of this home is the large plot it sits on, providing you with the exciting opportunity to extend the footprint even further. Imagine creating your own outdoor oasis or adding that dream home office you've always wanted.

Conveniently located close to Warwick University, Cannon Park Shops, and the motorway network, this property offers the perfect blend of tranquillity and accessibility to amenities.

Don't miss out on the chance to make this stunning detached house your new home. Book a viewing today and start envisioning the endless possibilities this property has to offer.









## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

6.53m x 3.25m

Conservatory

3.96m x 3.38m

Dining Room

3.73m x 2.92m

Kitchen

3.86m x 2.95m

Utility Room

W/C

### FIRST FLOOR

Bedroom One

6.20m x 4.01m

En-Suite

Walk-In-Wardrobe

Eaves Storage

Bedroom Two

3.71m x 3.30m

En-Suite

Bedroom Three

3.76m x 2.95m

Bedroom Four

2.64m x 2.46m

Bedroom Five

2.95m x 1.75m

Bathroom

OUTSIDE

Double Garage

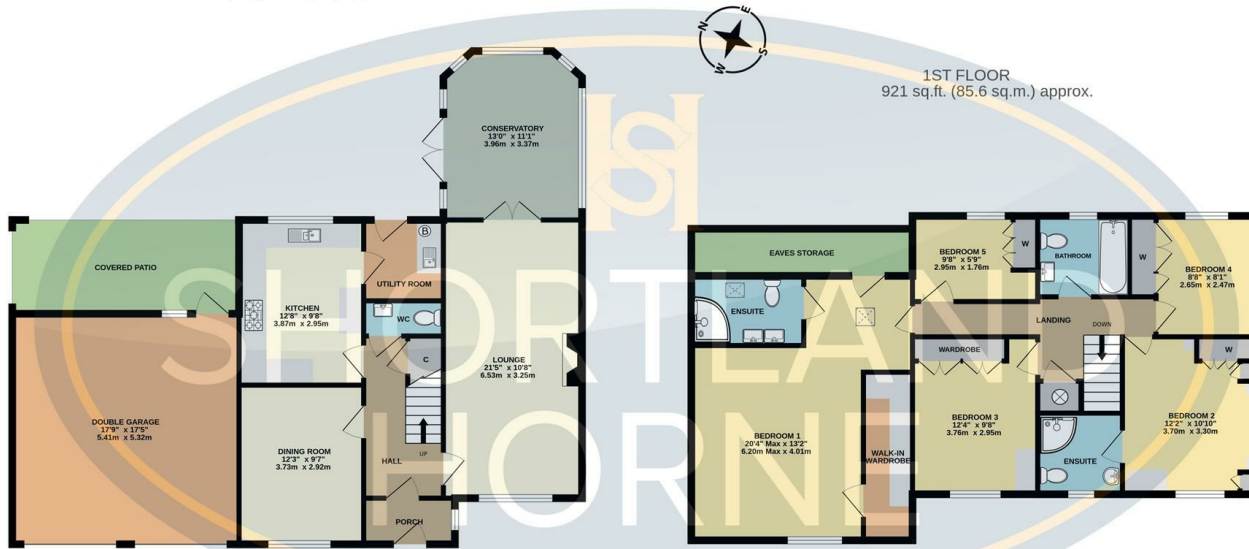
5.41m x

Covered Patio

# Floor Plan

GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.

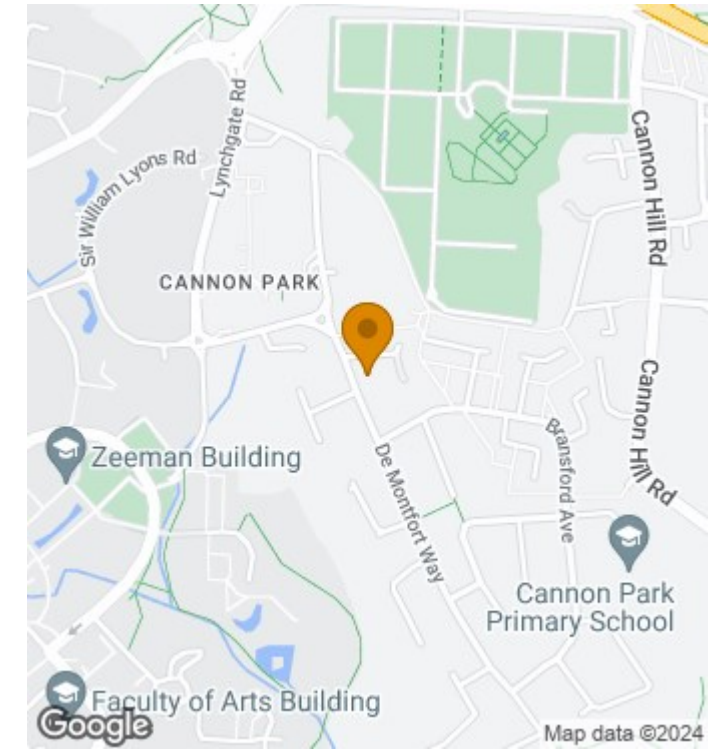
1ST FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 1984 sq.ft. (184.3 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# Location Map



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		72	81
		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) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	

Total area: 1984.00 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 of 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.



Trusted  
Property Experts

02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

Shortland-Horne