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Canford Close  
Finham CV3 6SS

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Nestled in the desirable location of Finham, this superb five-bedroom detached family home in the quiet cul de sac location of Canford Close is a true gem. Boasting three reception rooms, including a lounge, dining room, and a delightful conservatory, this property offers ample space for entertaining and relaxation.

The ground floor features a well-appointed kitchen/breakfast room, perfect for whipping up delicious meals, and a convenient utility room. Upstairs, you'll find five generously sized bedrooms, two of which benefit from en-suites, providing both comfort and privacy.

One of the highlights of this property is the landscaped rear garden, offering stunning views over open fields, creating a peaceful retreat right at your doorstep. Additionally, the off-road parking to the front ensures convenience for you and your guests with access to the double garages.

With great school catchments in the area, this home is ideal for families looking to settle in a welcoming community with excellent educational opportunities. Don't miss the chance to make this charming property your own and enjoy the best of family living in Coventry.

selling quality  
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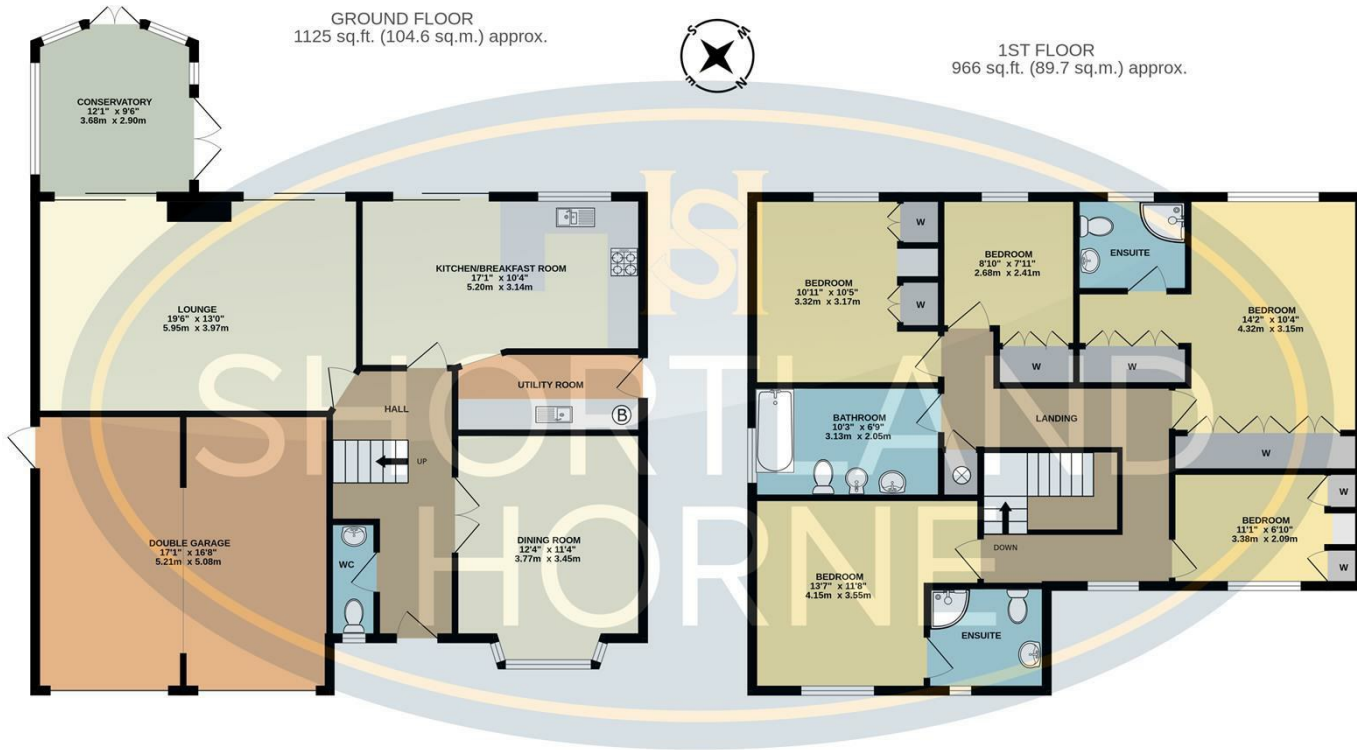


  
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## Dimensions

Ground Floor	Bedroom 4
Hallway	3.38 x 2.09
Lounge	Bedroom 5
5.95 x 3.97	2.68 x 2.41
Kitchen/Breakfast Room	Bathroom
5.20 x 3.14	3.13 x 2.05
Utility Room	Double Garage
	5.21 x 5.08
Dining Room	
3.77 x 3.45	
Conservatory	
3.68 x 2.90	
W/C	
First Floor	
Master Bedroom	
4.32 x 3.15	
En Suite	
Bedroom 2	
4.15 x 3.55	
En Suite	
Bedroom 3	
3.32 x 3.17	



TOTAL FLOOR AREA : 2091 sq.ft. (194.3 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.  
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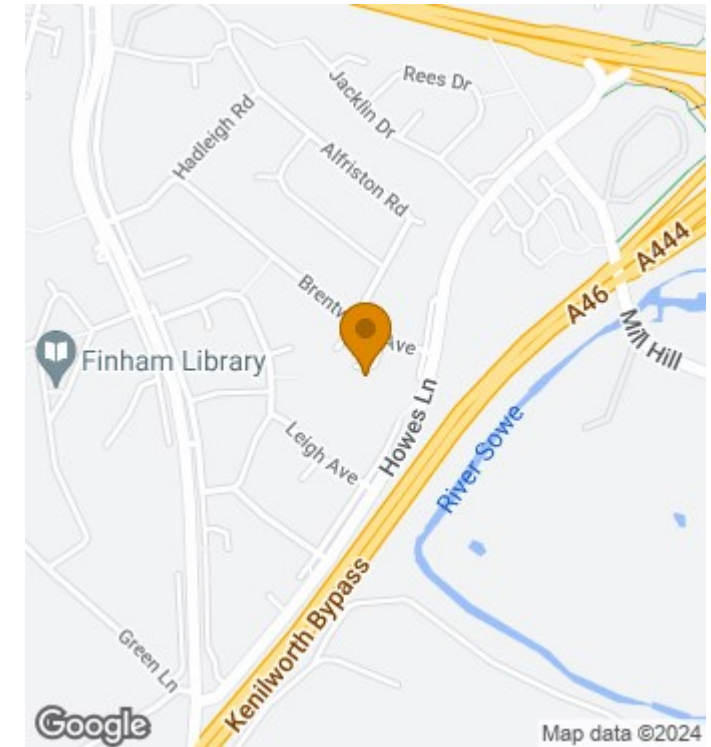
**Disclaimer**

**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.  
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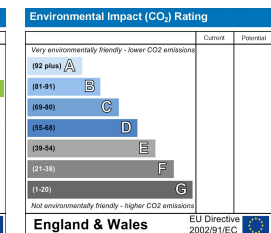
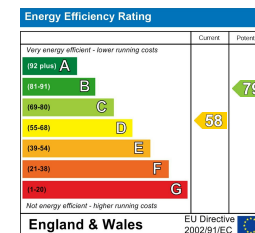
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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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