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Canley Road
CV5 6AQ

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Nestled in the serene Canley Gardens of Coventry, this exquisite five-bedroom detached house on Canley Road offers a unique blend of modern living and natural beauty. Built in 2007, this property spans an impressive 2,031 square feet and is available for purchase with no chain, making it an ideal choice for those looking to move in without delay.

As you enter this exclusive gated development, you will find yourself among only four bespoke homes, ensuring a sense of privacy and community. The property has undergone a complete refurbishment, showcasing a superb ground floor extension that features a stunning kitchen, dining, and family room. This bright and airy space, enhanced by a roof lantern and bi-folding doors, serves as the heart of the home, perfect for family gatherings and entertaining.

The ground floor also boasts two reception rooms, including a separate dual-aspect sitting room with French doors leading to the garden, and a converted garage that now serves as a generous home office or studio. Additional conveniences include a ground floor cloakroom and a substantial utility room.

Situated to the south-west of Coventry, this location offers a perfect blend of tranquillity and convenience. The leafy surroundings provide a peaceful atmosphere, while the vibrant amenities of Earlsdon are just a short stroll away. Residents will appreciate the proximity to local schools, including Stivichall Primary, Finham, Finham Park 2, and the esteemed King Henry VIII, ensuring excellent educational options for families.

Commuters will find this property particularly appealing, as it is within easy reach of Canley Train Station, providing direct access to Coventry and beyond. For those who travel by car, the property is conveniently located just six miles from the M6 and less than nine miles from the M40, making it easy to explore the wider region. Additionally, Birmingham Airport is a mere nine miles away, perfect for those who enjoy international travel.

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Dimensions

GROUND FLOOR

Bathroom

Entrance Hallway

Lounge

6.68m x 3.99m

Office/Snug

5.00m x 3.63m

Utility Room

Family Area

5.79m x 4.65m

FIRST FLOOR

Bedroom One

5.08m x 3.48m

En-Suite

Bedroom Two

3.61m x 3.40m

En-Suite

Bedroom Three

3.15m x 3.05m

Bedroom Four

2.64m x 2.59m

Bedroom Five

2.92m x 2.64m

Floor Plan



Total area: 2031.00 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.

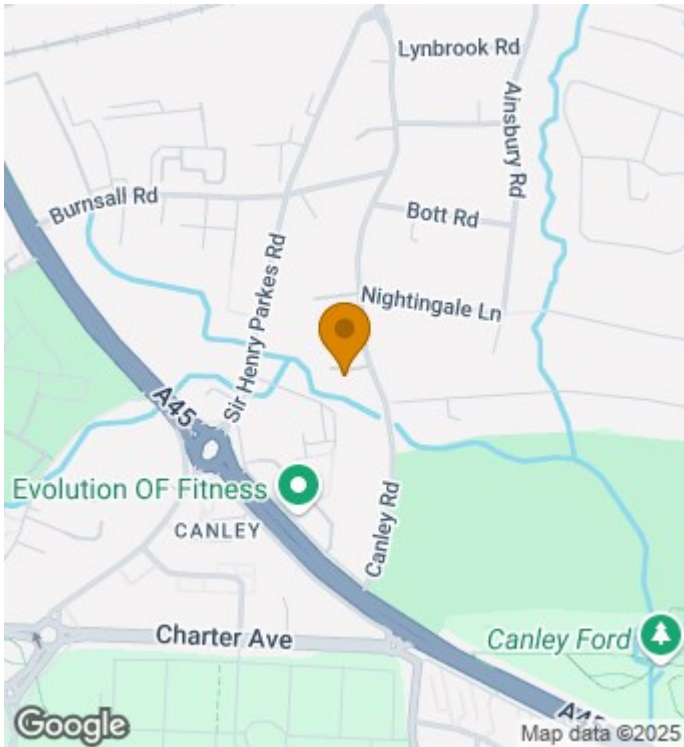
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

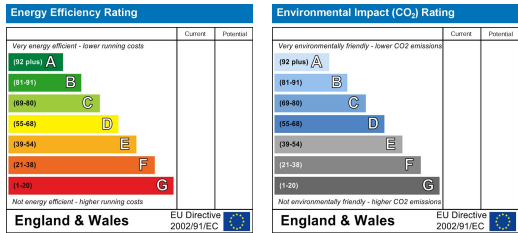
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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