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Cannon Hill Road  
CV4 7BS



# Cannon Hill Road

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Nestled on the desirable Cannon Hill Road in Coventry, this traditional detached house offers a splendid family home that has been thoughtfully extended and remodeled by its current owners. Spanning over 2,116 square feet across three floors, this residence is designed to cater to modern family living while retaining its classic charm.

As you approach the property, you are greeted by an in/out driveway that provides ample hard standing, leading to a welcoming canopied porch. Upon entering, you are welcomed into a spacious central hallway that sets the tone for the rest of the home. The ground floor features a convenient shower room, a comfortable sitting room adorned with a deep bay window and a cosy wood-burning stove, and a formal dining room perfect for entertaining.

At the heart of the home lies the stunning open-plan kitchen and family room, a space that truly embodies contemporary living. The kitchen boasts stylish units with Corian counters and splash backs, complemented by a bank of units that includes twin ovens and a proving drawer. The central island serves as a focal point, while twin bi-folding doors seamlessly connect the indoor space to the tiered patio and beautifully landscaped gardens beyond.

The first floor accommodates four well-proportioned bedrooms, including a principal bedroom with an en suite shower room, alongside a family bathroom. A dog-leg staircase leads to the second floor, which houses the final two bedrooms, providing ample space for family or guests.

Outside, the property features a front carport and side access to a mature, well-stocked rear garden, complete with a tiered terrace and a sun lounge area at the top, ideal for relaxation and outdoor entertaining. The home is equipped with gas central heating and double glazing, ensuring comfort throughout the seasons.

### Location:

Within the popular and convenient South Coventry location of Cannon Hill, this ideal location offers easy access to well regarded local schooling, the A45, The University of Warwick, Kenilworth and Coventry itself.

Cannon Park Primary School is within close proximity. Stivichall Primary, Finham Secondary School and Bishop Ullathorne are all approximately one mile from the address. King Henry VIII, situated close to Coventry City Centre and the Train Station sits less than 1.5 miles from the house. Canley Train Station is only 1 mile away.

Local and protected parkland sits extremely close so dog walkers, runners and simply those who enjoy the great outdoors will not be disappointed. In fact the walks through the neighboring parkland stretch towards The University of Warwick, Kenilworth Greenway and beyond.

Local and convenient shopping can be found at Cannon Park itself where Tesco, Aldi, Boots and many other retailers can be found.















## Dimensions

### GROUND FLOOR

#### Entrance Hallway

#### Sitting Room

4.22m x 3.63m

#### Dining Room

4.24m x 3.63m

#### Kitchen/Family Room

8.41m x 4.06m

#### Shower Room

#### Utility

2.00m x 2.32m

### FIRST FLOOR

#### Bedroom

4.06m x 3.61m

#### En-Suite

#### Bedroom

4.29m x 3.58m

#### Bedroom

4.27m x 3.68m

#### Bedroom

4.06m x 2.44m

### Bathroom

### SECOND FLOOR

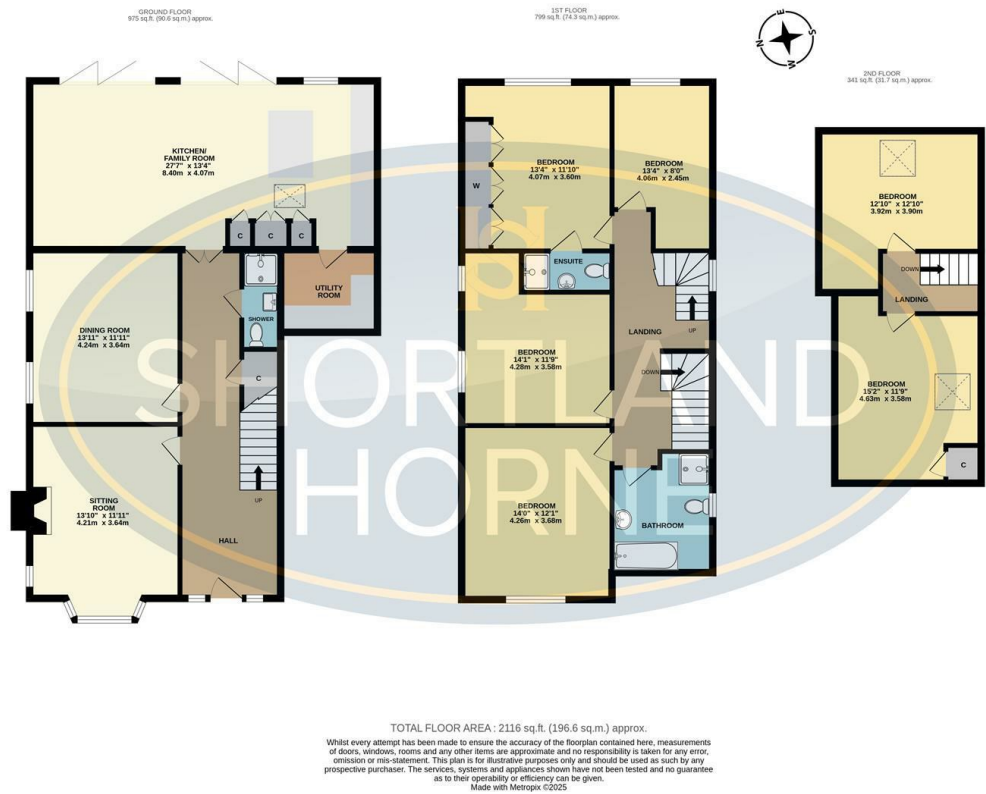
#### Bedroom

3.90m x 3.92m

#### Bedroom

4.63m x 3.58m

Floor Plan



Total area: 2116.00 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.

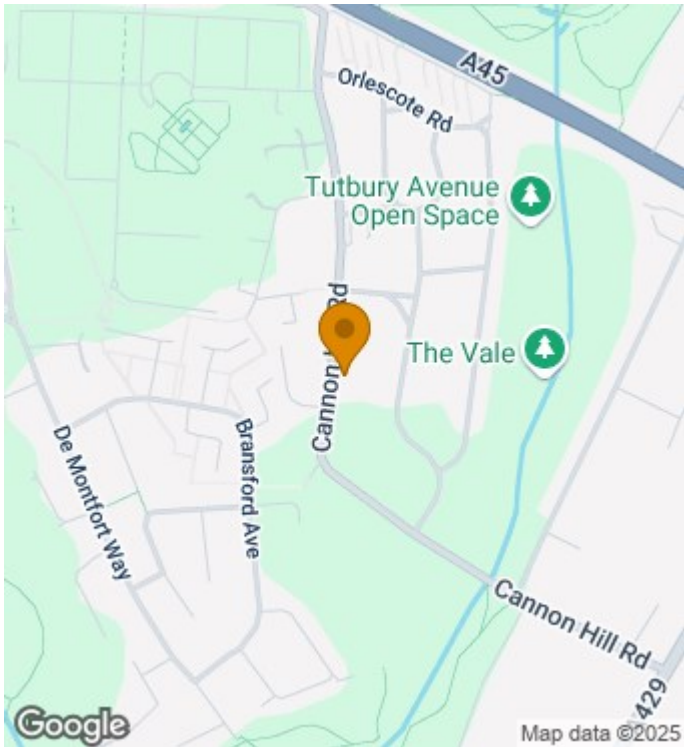
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

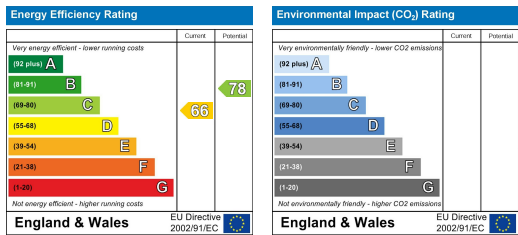
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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