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Old Mill Avenue  
CV4 7DY



# Old Mill Avenue

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Nestled in the desirable location of Old Mill Avenue, Coventry, this remarkable detached family home presents an exceptional opportunity for those seeking a blend of elegance and practicality. Spanning an impressive 2,618 square feet, the property is situated just behind the prestigious Kenilworth Road, an area renowned for its excellent schools and convenient access to the city centre.

This charming home offers an entrance hallway with doors leading off to a spacious lounge/diner, which overlooks the rear garden, serves as a perfect retreat for relaxation or entertaining guests, a study, a W/C and the well-appointed breakfast kitchen offers ample functionality for everyday living, making it a joy to prepare meals and manage household tasks.

On the first floor you will find three generously sized bedrooms, including a master suite complete with an en-suite shower room, ensuring comfort and privacy and all bedrooms benefitting from built in wardrobes. There is a luxury family bathroom with a bath and a walk in shower and off the landing there are doors opening out to a full width conservatory.

For those in need of additional space or for the whole family to live together then look no further than the purpose built two bedroom self contained Annexe which comes fully equipped with a kitchen and a bathroom.

The attached garage, equipped with an electric opening door, ensures secure parking and extra storage, while the driveway accommodates multiple vehicles with ease.

The great size gardens, which were lovingly cared for over the years, adds to the overall charm of this property, providing a serene outdoor space to enjoy. This delightful property is not just a house; it is a home that offers comfort, style, and a prime location, making it a must-see for prospective buyers.

The Location - Old Mill Avenue is a short walk from both Warwick University, The Business School and Cannon Park Retail centre. Also located close-by is Canley Station providing easy access to and from London.

Cannon Hill is located just off the Kenilworth Road and A45 Fletchamstead Highway. It is close to both the Memorial Park and Finham Park school on the south side of Coventry. Also located close by is Cannon Park Primary school. The highly regarded King Henry VIII Grammar School is just 2 miles away.

Kenilworth, Leamington, Warwick, Coventry, Solihull and Birmingham are all within easy commuter distance. There are also a number of further local amenities including Health Clubs and Sports Grounds, pubs/eateries, convenience stores and both Finham and Hearsall Golf Clubs.



selling quality  
property since 1995



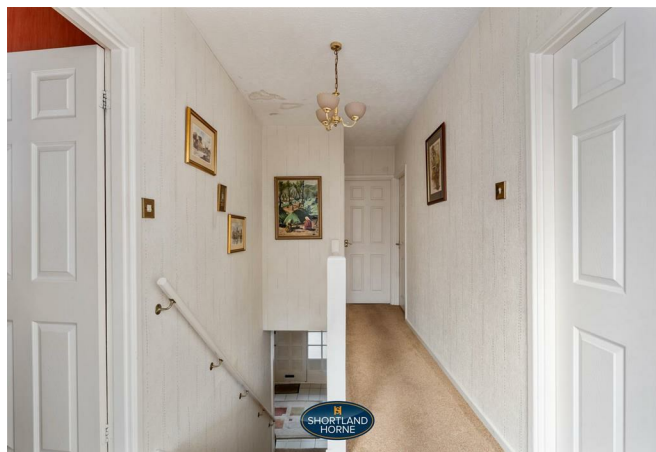
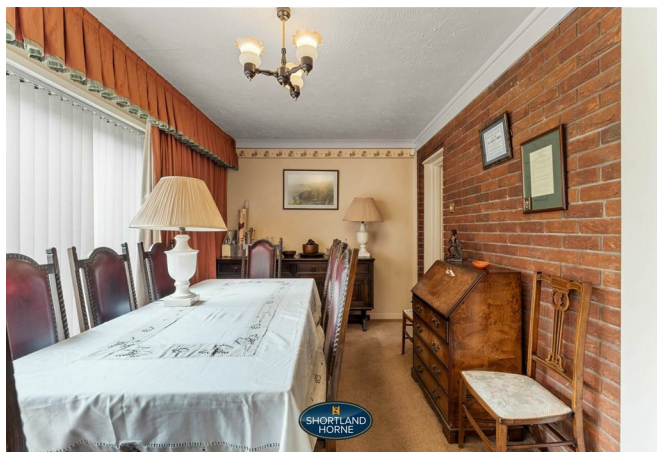












## Dimensions

### GROUND FLOOR

Annexe Bedroom

2.77m x 2.46m

Hallway

Annexe Bedroom

3.25m x 2.90m

Study

3.56m x 2.69m

Lounge/Dining Room

Annexe Lounge

3.61m x 3.61m

7.44m x 6.76m

Kitchen/Breakfast Room

Annexe Kitchen

2.69m x 2.01m

6.76m x 3.43m

W/C

OUTSIDE

### FIRST FLOOR

Garage

6.40m x 4.62m

Bedroom

5.41m x 4.50m

En-Suite

Bedroom

3.56m x 3.15m

Bedroom

3.56m x 2.72m

First Floor

Conservatory

9.27m x 2.79m

Bathroom



Floor Plan



Total area: 2618.00 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

