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Canley Road
CV5 6AP

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This superb detached 1920s residence is tucked away in a peaceful, leafy enclave of South Coventry, offering a rare blend of period charm and generous proportions. Set within a substantial and beautifully maintained plot, the property enjoys a sense of privacy and seclusion while remaining conveniently close to parkland and local amenities. A spacious private driveway leads to both a generous garage and carport, with secure gated access to the rear of the home.

Upon entering, you're welcomed by a grand hallway that retains its original period flooring, creating an immediate impression of character and warmth. To one side is a well-appointed cloakroom, while the staircase rises opposite, flanked by discreet built-in coat storage. The sitting room to the front of the house enjoys a wide bay window and feature fireplace, with a near-southerly aspect that floods the room with light.

The heart of the home lies to the rear, where a semi open-plan kitchen and dining room span the full width of the property and flow seamlessly into a charming garden room extension. The kitchen is both stylish and functional, with a range of fitted wall and base units, and an archway that opens up views across the garden. The adjoining dining area creates an ideal space for both everyday living and entertaining. Beyond, the garden room, with its wall of windows and French doors offers a tranquil retreat overlooking the patio and mature garden.

A utility/boot room, far more generous than its name suggests, connects the garden room to the garage and carport. With a skylight, French doors, and additional access into the garage, this space is adaptable and practical, ideal for modern family life.

Upstairs, three double bedrooms provide comfortable accommodation, two of which benefit from built-in storage. A contemporary four-piece bathroom, complete with vanity unit and separate shower cubicle, serves the upper floor.

The property is fully double glazed and benefits from gas central heating







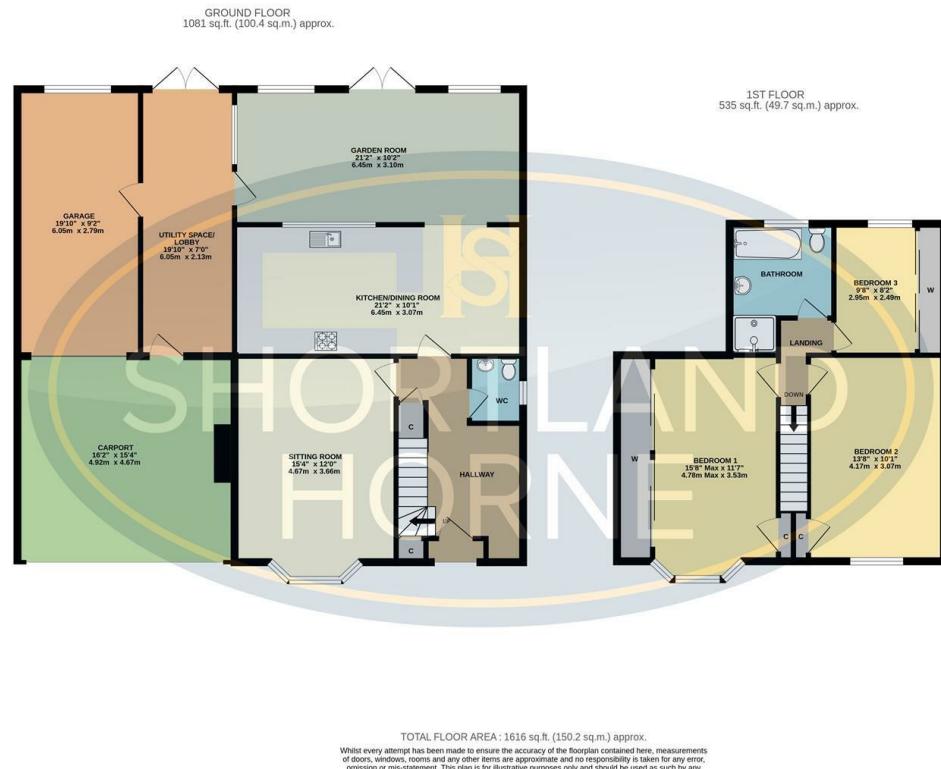
SH
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Dimensions



Floor Plan



Total area: 1616.00 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

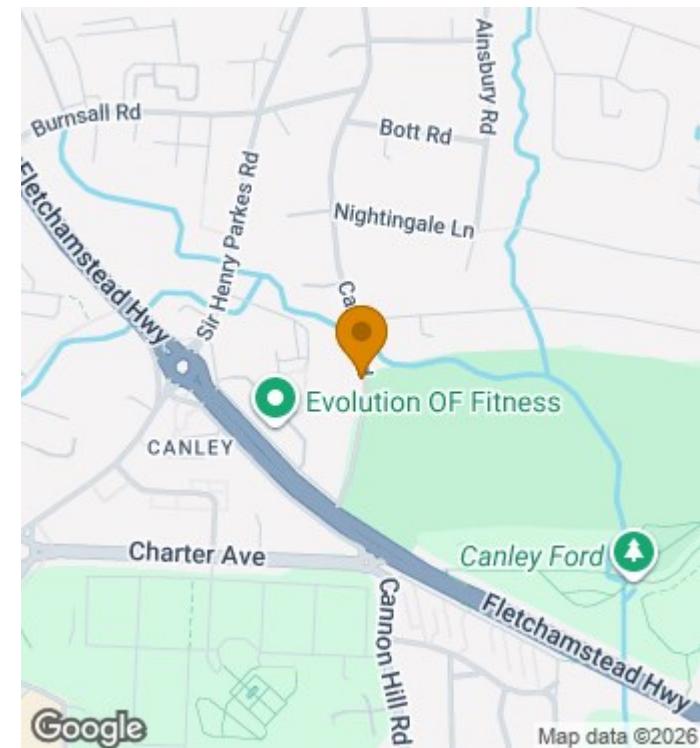
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

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			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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