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Cannon Hill Road
Canley CV4 7BX

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A fantastic opportunity to purchase a traditional three bedroom semi-detached home situated in the sought after location of Cannon Hill Road just off the Kenilworth Road, this property is ideally situated within easy reach of Warwick University, Coventry City Centre, Coventry Railway Station, good local schools and local amenities.

Briefly this family home comprises of the hallway leading through to a spacious dining room with a wonderful bay window to the front elevation, the lounge is a lovely size with a door leading out to the garden, a fully fitted kitchen with oven, a ceramic hob and space for other appliances. There is also a very useful garden room with various store cupboards with access to a W/C.

On the first floor you will find three bedrooms two in which are double bedrooms and the third is a single bedroom. The tiled family bathroom comprises a bath, wash hand basin and a toilet.

Outside to the front of the property is a paved driveway with sheltered car port and access to the garage and with this being a self contained brick built building there is the potential for conversion into a home office/gym. The rear garden is fully enclosed, which is well established with trees and shrubs, a pond and a patio area ideal for entertaining in summer months.

If you are looking for a fantastic family home which has huge potential this home must be viewed to appreciate what it has to offer.









Dimensions

GROUND FLOOR

Entrance Hall

Dining Room

4.29m x 3.66m

Lounge

4.11m x 3.35m

Kitchen

4.17m x 2.84m

Garden Room

W/C

FIRST FLOOR

Bedroom One

4.29m x 3.35m

Bedroom Two

4.14m x 3.56m

Bedroom Three

2.39m x 2.16m

Bathroom

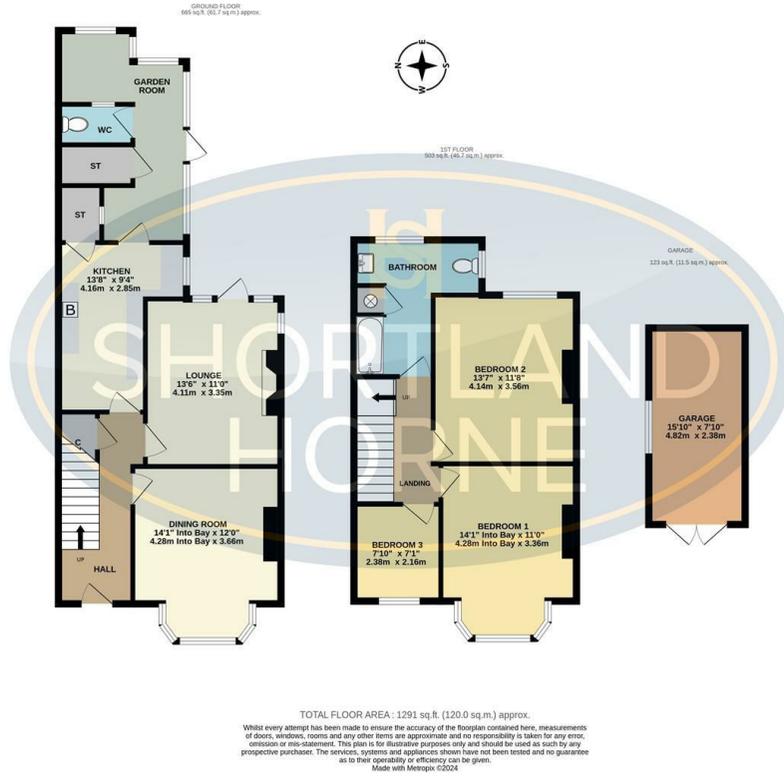
OUTSIDE

Garage

4.83m x 2.39m



Floor Plan



Total area: 1291.00 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

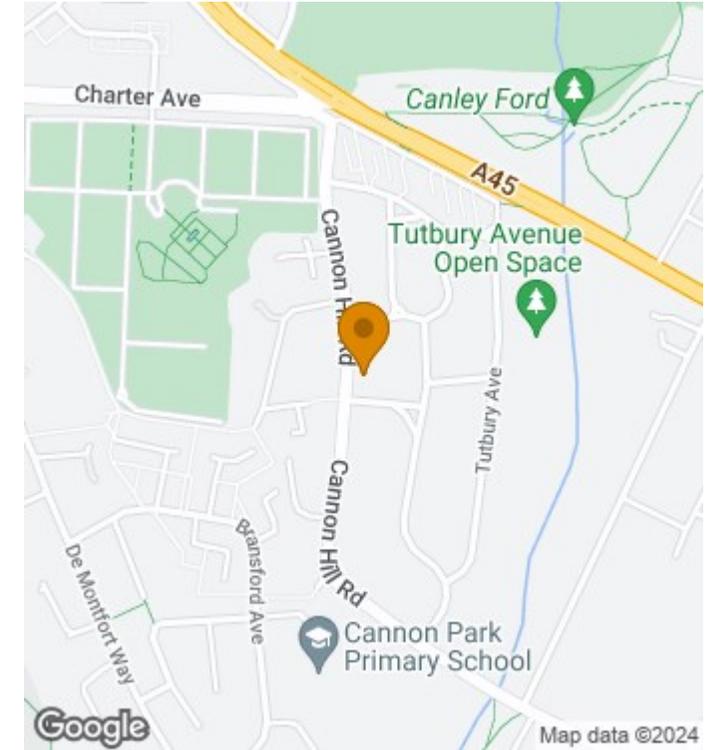
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

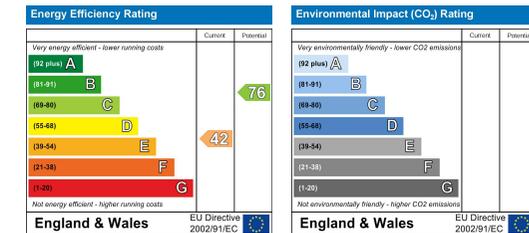
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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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02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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