



**Coopers**

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The Galliards, Cannon Hill, Coventry CV4 7HJ  
£239,995





## The Galliards

Cannon Hill, Coventry

Well-positioned home in an exclusive over 55s development, featuring a conservatory opening onto a private fenced garden, garage, and lovely accommodation throughout.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

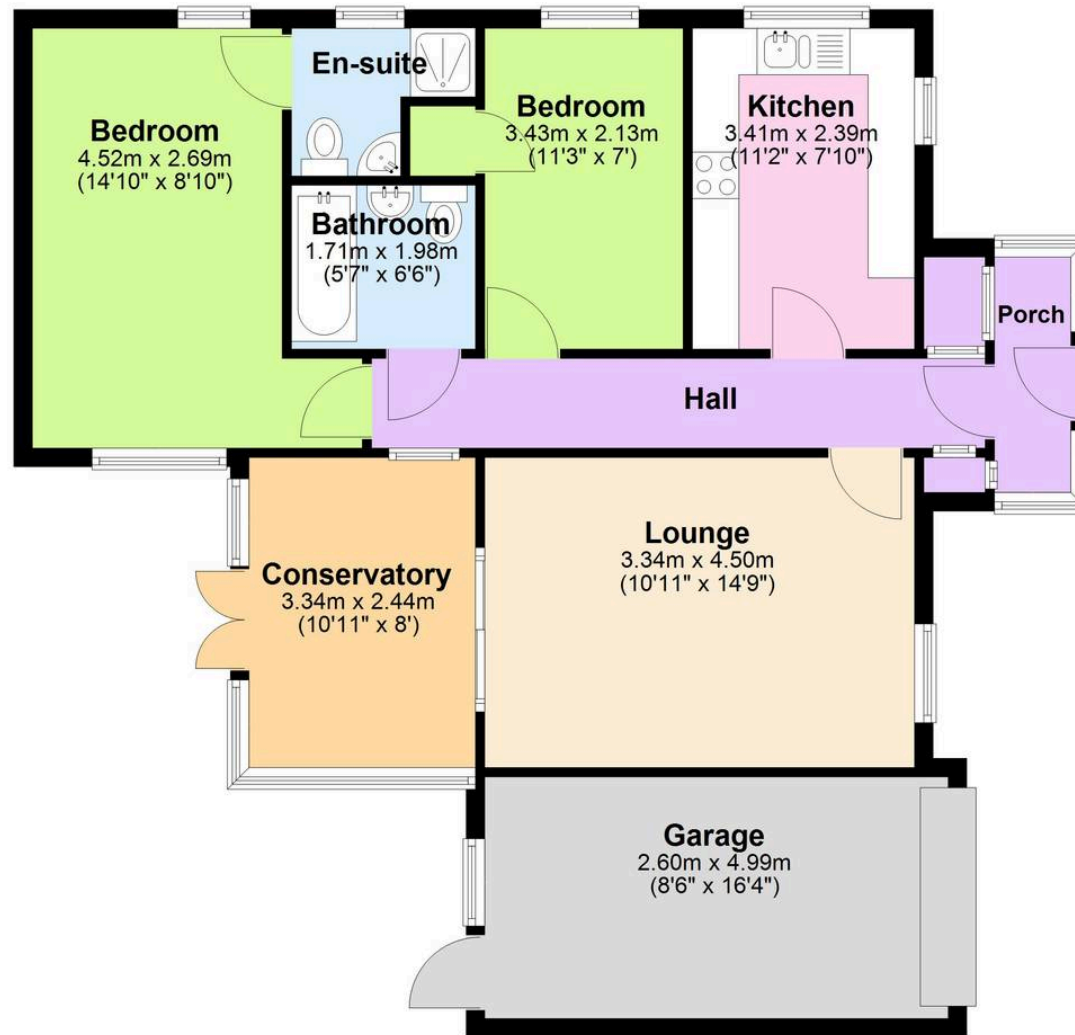
- Detached two bedroom bungalow in over 55s development
- Conservatory overlooking the garden
- Private, fenced rear garden
- Fitted kitchen, bathroom, and ensuite shower room
- Spacious living room with direct garden access
- Gas central heating and uPVC double glazing
- Attached brick garage for parking and storage
- Leasehold with approx. 960 years unexpired
- Service charge £1,395.05 per annum (2025/2026)







## Ground Floor



Total area: approx. 84.6 sq. metres (910.7 sq. feet)

**Coopers Estate Agents**

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