



UP Estates



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4 Bedroom House - Semi-Detached
located on Cannon Park Road,
Coventry
Offers Over £625,000

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****A SPACIOUS, EXTENDED, FOUR BEDROOM, THREE BATHROOM FAMILY HOME ON A SIZABLE PLOT IN THE HEART OF CANNON PARK****
This generously sized, beautifully presented spacious family home is now available for purchase! Viewing is essential to appreciate this property which very briefly comprises; multi-car driveway, garage, entrance hall, drawing room, kitchen breakfast room, utility, shower WC, lounge diner flow through to sitting room and sizable impressive and private rear garden all to the ground floor. On the first floor off of the spacious landing, bedroom one boasting ensuite shower room, bedroom two, bedroom three, bedroom four, family bathroom and WC. This property benefits from a boiler circa 2 years old.

LOCATION

This home is situated in the sought after location of Cannon Park 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.

FRONT ASPECT

An attractive, semi-detached family residence with multi-car driveway, access to the garage and storm porch leading to front door.

ENTRANCE HALL

A welcoming entrance hall with stairs ascending to the first floor and doors leading to accommodation.

DRAWING ROOM

11'11" x 17'4"

A versatile room currently utilized as a library, with double glazed windows, feature fireplace and central heated radiator.

SITTING ROOM

11'11" x 15'8"

Having underfloor heating and opening to lounge diner.

LOUNGE DINER

21'5" x 15'0"

A bright space with a range of triple glazed skylights, triple glazed bi-fold doors, door & double glazed window to the rear aspect. Patio doors lead to kitchen breakfast room. Also benefitting from underfloor heating throughout.

Offers Over
£625,000

- EXCEPTIONAL FOUR BEDROOM, THREE BATHROOM FAMILY HOME
- SOUGHT AFTER CANNON PARK ROAD
- EXTENDED TO THE REAR
- GARAGE & DRIVEWAY
- SPACIOUS AND VERSATILE FAMILY LIVING
- BEAUTIFULLY PRESENTED THROUGHOUT
- BOILER CIRCA 2 YEARS OLD





KITCHEN BREAKFAST ROOM

15'3" x 11'10"

Including a matching range of wall and base mounted units with work surfaces over. inset sink with drainer and mixer tap, gas hob, fridge, dishwasher, freezer, double oven, extractor, double glazed window, pantry, underfloor heating and doors to hallway and utility room.

UTILITY ROOM

5'10" x 8'10"

Having base mounted units with space and plumbing for appliances, with door leading to shower WC.

SHOWER WC

5'10" x 5'8"

Partially tiled, with walk in shower cubicle, low level WC. hand wash basin and opaque double glazed window.

REAR ASPECT

A sizable, beautiful private garden, initially paved followed by stairs leading to lawn, boasting mature shrubbery throughout, storage sheds, pathway and fenced boundary.

LANDING

A large landing with doors leading to accommodation and double glazed window.





BEDROOM ONE

11'11" x 20'5"

A spacious double bedroom with double glazed window, central heated radiator, integrated storage cupboard and door to ensuite.

ENSUITE

5'7" x 10'2"

A large ensuite bath & shower room boasting paneled bath with mixer taps, walk in shower cubicle, central heated towel rail, opaque double glazed window, hand wash basin and WC mounted in vanity unit.

BEDROOM TWO

12'0" x 17'8"

A spacious double bedroom with double glazed bay window, integrated wardrobe & central heated radiator.

BEDROOM THREE

12'0" x 15'8"

A spacious double bedroom with double glazed window, integrated wardrobe & central heated radiator.

BEDROOM FOUR

6'6" x 11'8"

A single bedroom with double glazed window & central heated radiator.

BATHROOM

8'6" x 6'9"

Boasting paneled bath with shower over, pedestal hand wash basin, central heated radiator and opaque double glazed window.

WC

With opaque double glazed window, central heated radiator and low level WC.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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Cannon Park Road, Coventry



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Total Area: 211.5 m² ... 2276 ft²

All measurements are approximate and for display purposes only

CONTACT

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