



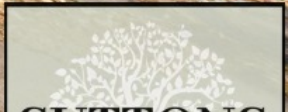
3

Bedrooms



2

Bathrooms





Suttons are delighted to offer this three-bedroom semi-detached family home, situated in the popular residential area of Cannon Park. Offering excellent potential to extend and add value, (subject to the necessary planning permissions), the property would make an ideal family home or investment opportunity.

Perfectly positioned within easy reach of Warwick University, Cannon Park Shopping Centre and the A45, the property benefits from excellent access to local amenities, transport links and surrounding areas.

The accommodation briefly comprises an entrance porch, welcoming hallway, ground-floor WC, spacious lounge and separate dining room with patio doors opening onto the rear garden. The fitted kitchen includes an oven, gas hob, pantry and space for a range of white goods and appliances.

To the first floor is a family bathroom with shower over the bath, a separate WC, two double bedrooms and a further single bedroom, all benefiting from built-in storage.

Externally, the front of the property features a lawned garden overlooking a pleasant green, with side access leading to the rear. The east-facing rear garden includes a patio seating area, lawn and mature shrubs. To the rear of the garden is a paved area providing off-road parking, along with a brick-built single garage.

The generous rear garden also offers excellent potential for a rear extension, subject to obtaining the relevant planning permission.

Further benefits include warm-air heating and double glazing throughout.

Contact Suttons today to arrange your viewing.

Good to know:

Council Tax Band – C

EPC Rating – TBC.

Freehold.

Built 1971.

Standard water rates

To the front of the property is pedestrianised only, so off road parking is to the rear of the house.

Fire place in Lounge – Capped.

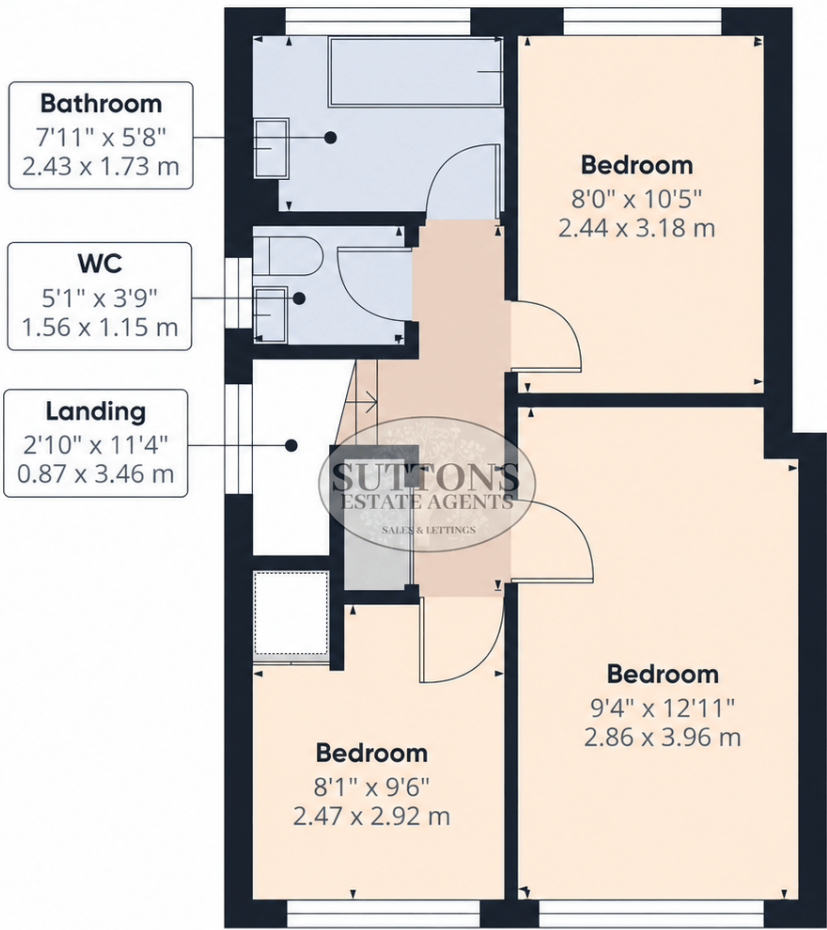
Consumer unit (fuse box) located in the ground floor W/C and dated 2007.

Reason for sale: Relocating and needs to find a property, so there will be chain.

Loft – Part boarded, no ladder, does have a light.

Heating system – warm air.

Single brick built garage – it is noted there is some cracks to the wall.



Floor 1 Building 1



Approximate total area⁽¹⁾

401 ft²

37.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

