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**Fairlands Park
Gibbet Hill CV4 7DS**

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Nestled in the serene surroundings of Fairlands Park, this charming four-bedroom detached bungalow offers a perfect blend of comfort and space. With an impressive area of 2,098 square feet, this extended property has been much loved and meticulously maintained, making it an ideal family home.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The bungalow boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. Additionally, the property features two modern bathrooms, designed for convenience and comfort.

The exterior of the bungalow is equally appealing, with a garage and a driveway that provide ample parking space. The surrounding area of Fairlands Park offers a peaceful retreat, while still being conveniently located near local amenities and transport links.

This delightful bungalow is not just a house; it is a home filled with potential for new memories. Whether you are looking to settle down in a tranquil environment or

Location

Fairlands Park is a superb and very well regarded residential address situated off Cannon Park Road and directly behind the Kenilworth Road.

Cannon Hill is located just off the Kenilworth Road and A45 Fletchamstead Highway. Particularly close to The University of Warwick it is also within close proximity to the Memorial Park, Finham Park school and Bishop Ullathorne on the south side of Coventry. Also located close by is Cannon Hill Primary School and Stivichall Infant and Primary school. The highly regarded King Henry VIII Grammar School is just approximately 2 miles away.

Close access to the A45 leads onto the areas network of commuter roads, with Kenilworth, Leamington, Warwick, Coventry, Solihull and Birmingham all being within easy commuter distance.

There are many local amenities including Cannon Park shopping centre, pubs/eateries, convenience stores plus Finham, Hearsall and Kenilworth Golf Clubs. Warwick University Arts Centre & Sports Centre are within walking distance whilst Westwood Heath Business Park is just a few minutes drive away.





Custom text box



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Dimensions

GROUND FLOOR

Entrance Porch

Hallway

Lounge/Dining Room

7.39m x 6.38m

Kitchen

4.65m x 3.30m

Utility

Conservatory

7.06m x 3.66m

W/C

Garden Room

5.28m x 2.21m

Bedroom

4.19m x 3.63m

Bedroom

4.24m x 3.02m

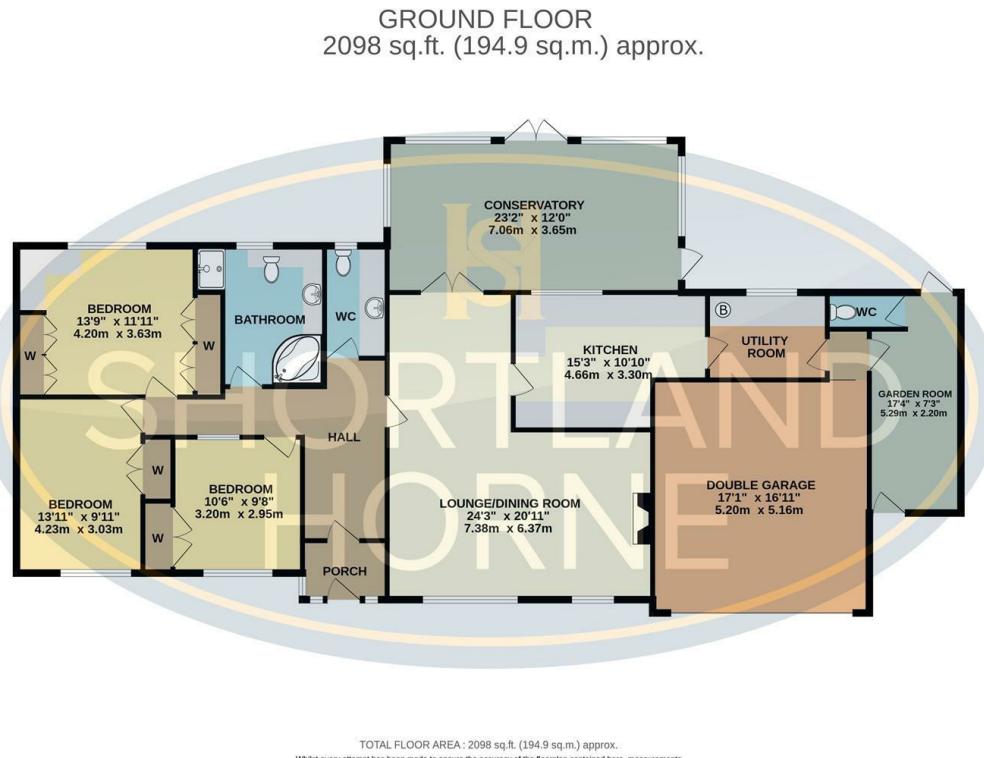
Bedroom

3.20m x 2.95m

Bathroom

W/C

Floor Plan



Total area: 2098.00 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

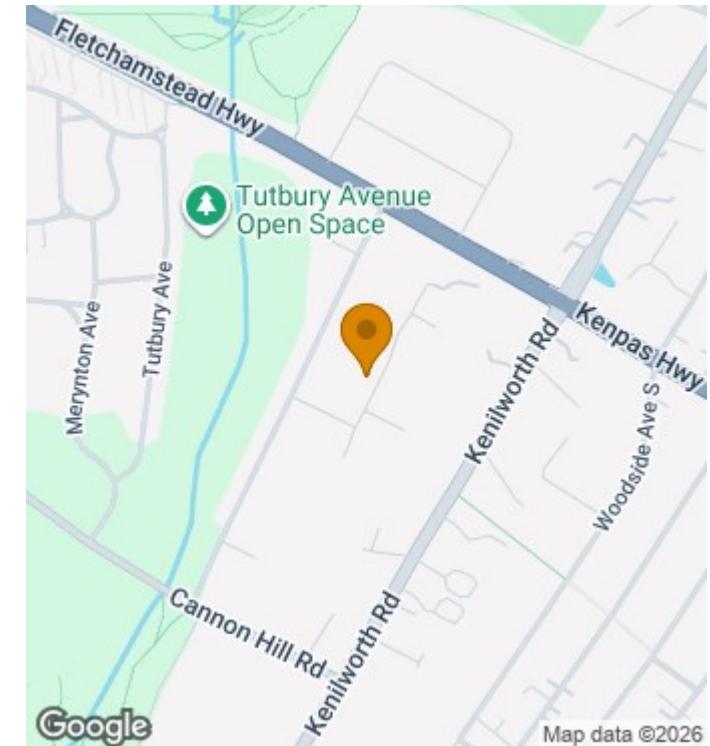
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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	EU Directive 2002/91/EC

		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	EU Directive 2002/91/EC



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