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De Montfort Way
Cannon Park CV4 7DT

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This substantial detached residence offers over 3,800 sq ft of versatile accommodation arranged across three floors, combining spacious family living with excellent leisure facilities including an impressive indoor heated swimming pool.

The ground floor features a welcoming entrance hallway leading through to a generous lounge, a superb open-plan kitchen/living area ideal for modern day entertaining, separate utility room and additional sunroom overlooking the rear aspect. The property further benefits from two ground floor bedrooms, both with en-suite facilities, together with integral garage access and a separate cloakroom/WC.

To the rear of the property is a remarkable indoor heated swimming pool complex with adjoining plant room and bathroom facilities, creating a unique leisure and entertainment space suitable for year-round use.

The first floor provides five well-proportioned bedrooms, several benefiting from en-suite shower rooms, together with a modern family bathroom and central landing area. The layout offers flexible accommodation ideal for larger families or multi-generational living.

De Montfort Way is located in the sought-after Cannon Park area of Coventry, a well-established residential neighbourhood popular with families, professionals and students due to its convenient location and excellent local amenities. The area offers a suburban feel with a mix of detached homes, green spaces and quiet residential streets, while still being within easy reach of Coventry city centre and the University of Warwick.

The property is well positioned for a range of highly regarded schools including Cannon Park Primary School, Finham Park School, Coventry, The Westwood Academy and Templars Primary School, making the area particularly attractive for families with children.

Residents benefit from excellent shopping facilities nearby including Cannon Park Shopping Centre, which provides a range of supermarkets, cafes, restaurants and everyday retail stores. Additional convenience shopping is available at Tesco Superstore, ALDI and Seoul Plaza.

Coventry city centre is easily accessible by car and public transport, offering extensive shopping, dining and leisure facilities including West Orchards Shopping Centre and Lower Precinct Shopping Centre. The area also benefits from good road links to the A45, A46 and Coventry Ring Road, providing convenient access across the city and surrounding areas.

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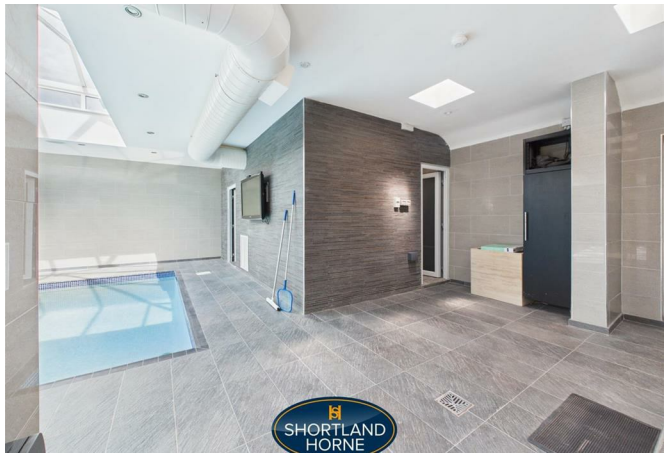

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Custom text box
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Dimensions

GROUND FLOOR

Porch

Entrance Hallway

W/C
1.17m x 2.08m

Lounge
6.10m x 7.32m

Sunroom
3.76m x 3.35m

Utility Room
2.97m x 2.29m

Bedroom
3.71m x 2.84m

En-Suite
0.97m x 2.21m

Bedroom
3.40m x 3.99m

En-Suite
2.51m x 1.17m

Garage
2.16m x 5.26m

Kitchen/Living Area
7.80m x 3.40m

Heated Swimming Pool
7.21m x 10.92m

Bathroom
1.32m x 2.72m

Plant Room
2.92m x 2.69m

FIRST FLOOR

Bedroom
2.90m x x 3.68m

En-Suite
0.79m x 2.31m

Bathroom
2.84m x 2.06m

Bedroom
4.22m x 3.40m

En-Suite
1.63m x 1.55m

Bedroom
5.64m x 3.89m

En-Suite
1.78m x 2.16m

Bedroom
3.71m x 2.64m

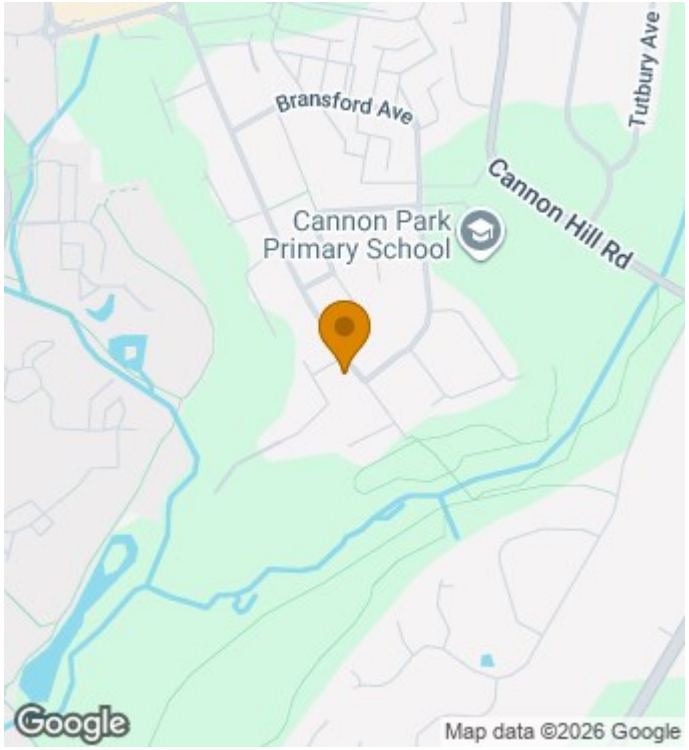
En-Suite
1.78m x 1.98m

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Floor Plan

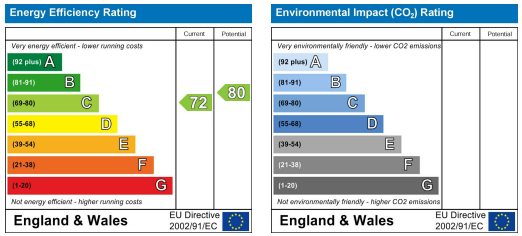


Location Map



Total area: sq ft

EPC



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 ccordance 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.

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