

Romilly Road

CANTON, CF5 1FH

GUIDE PRICE £480,000

**Hern &
Crabtree**



Romilly Road

Exceptional Opportunity Beside Thompson's Park!

Create Your Dream Home in One of the City's Most Desirable Locations

An exciting and rare opportunity to secure a prime position overlooking the beautiful Thompson's Park.

Renovate the existing or build your own dream property.

Full planning permission has been granted (in 2008) for a striking three-storey detached home, complete with a rooftop terrace, landscaped garden, and off-street parking. The approved plans showcase:

- Spacious open-plan living
- Multiple reception rooms
- Five well-proportioned bedrooms, including a luxurious top-floor master suite
- Excellent indoor-outdoor flow with elevated park views

Alternatively, the existing property offers strong potential for renovation, making it ideal for those who prefer to retain the character of the original structure while updating it to suit their own tastes and lifestyle.

Whether you choose to build from scratch or renovate the existing home, this is a unique opportunity to craft a bespoke residence in one of the city's most sought-after neighbourhoods.

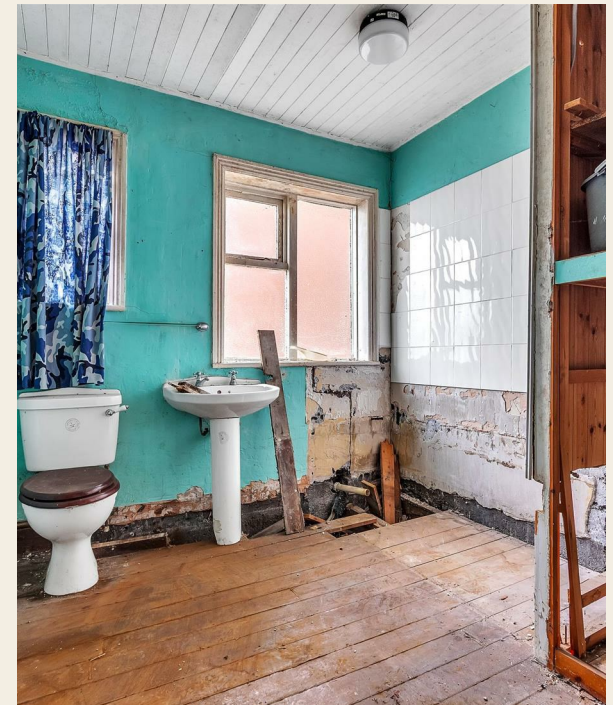


1476.00 sq ft

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

