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Squires Way  
CV4 7EJ



# Squires Way

## CV4 7EJ

Located in the prestigious Squires Way in Cannon Park, Coventry, this wonderful four-bedroom detached family home is a true gem. Boasting an impressive 1095 sq ft of living space, this property offers ample room for a growing family.

As you step inside, you are greeted by an entrance hallway with doors leading off to a lounge, a dining room, a sun room overlooking the rear garden which has doors opening out to the garden, a fully fitted kitchen with an integrated oven, gas hob and space for a dishwasher and fridge/freezer. There is also a very useful utility room and a W/C. The layout of this house is perfect for entertaining guests or simply relaxing with your loved ones.

The property features four bedrooms with one of the bedrooms featuring an en-suite shower room and a family bathroom completes the first floor.

Outside to the front is a tarmacadam driveway providing parking for one vehicle with access to the single garage and to the rear there is a fully enclosed mature garden with a patio for entertaining in the summer months.

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

#### Hallway

1.37m x 1.22m

#### Living Room

4.80m x 4.06m

#### Dining Room

2.79m x 2.46m

#### Sunroom

3.25m x 2.46m

#### Kitchen

2.79m x 3.58m

#### Utility Room

1.57m x 1.47m

#### W/C

1.12m x 1.50m

### FIRST FLOOR

#### Bedroom One

3.43m x 3.05m

#### En-Suite

1.57m x 1.75m

#### Bedroom Two

4.11m x 2.64m

#### Bedroom Three

3.45m x 2.87m

#### Bedroom Four

2.08m x 2.62m

#### Bathroom

1.88m x 2.08m

Floor Plan



Total area: 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.

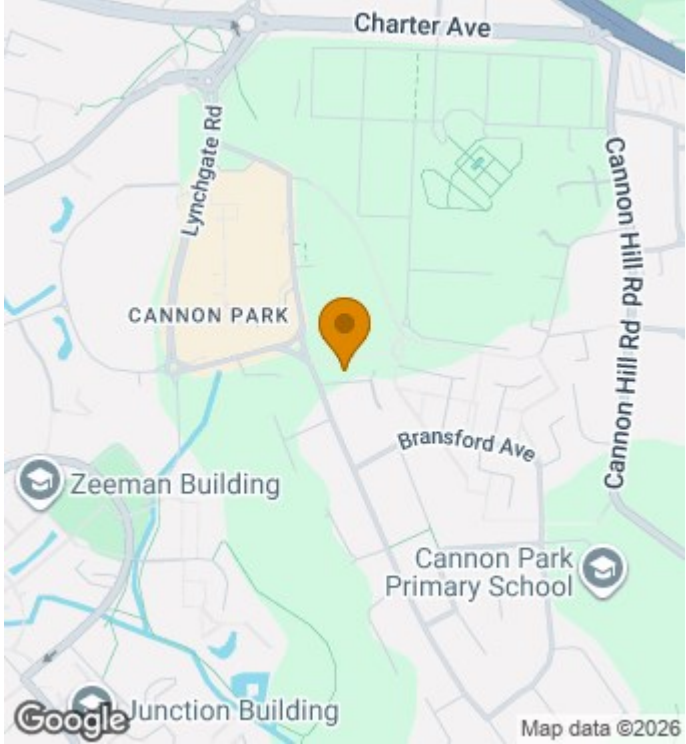
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National 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.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices 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

