
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Squires Way
Cannon Park 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 two vehicles 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




SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


Custom text box
SHORTLAND
HORNE







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

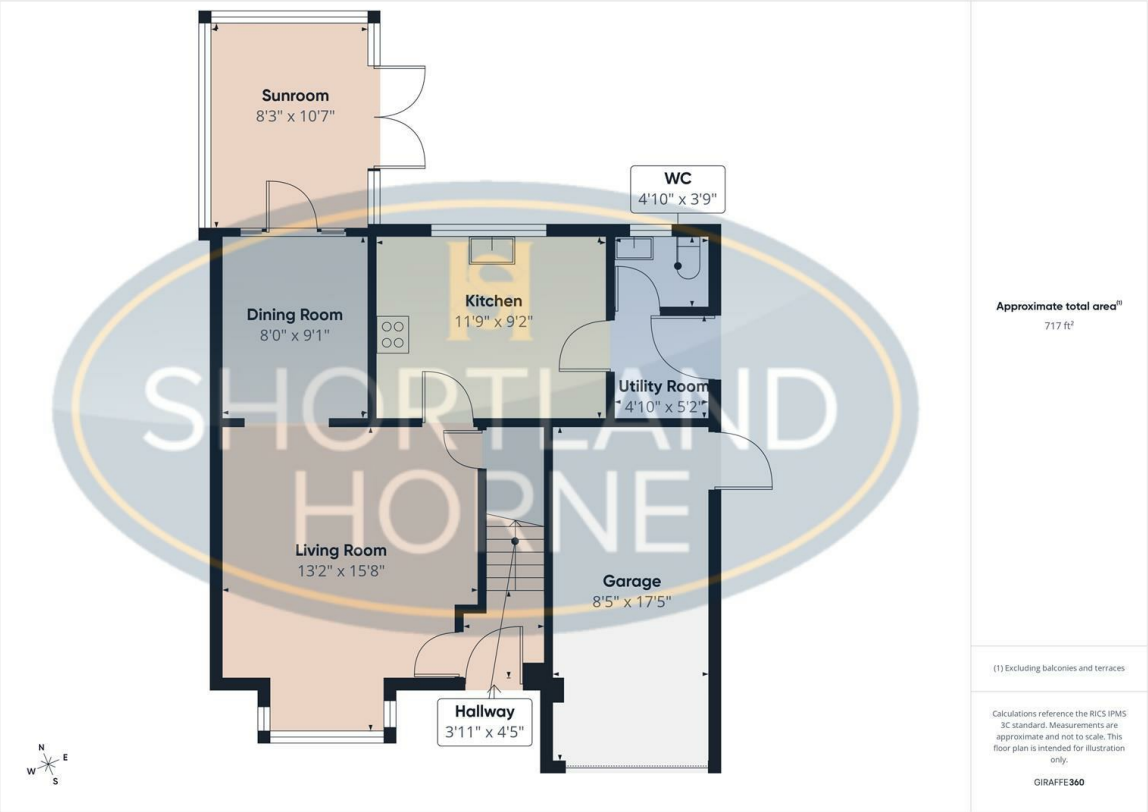
Bedroom Three
3.45m x 2.87m

Bedroom Four
2.08m x 2.62m

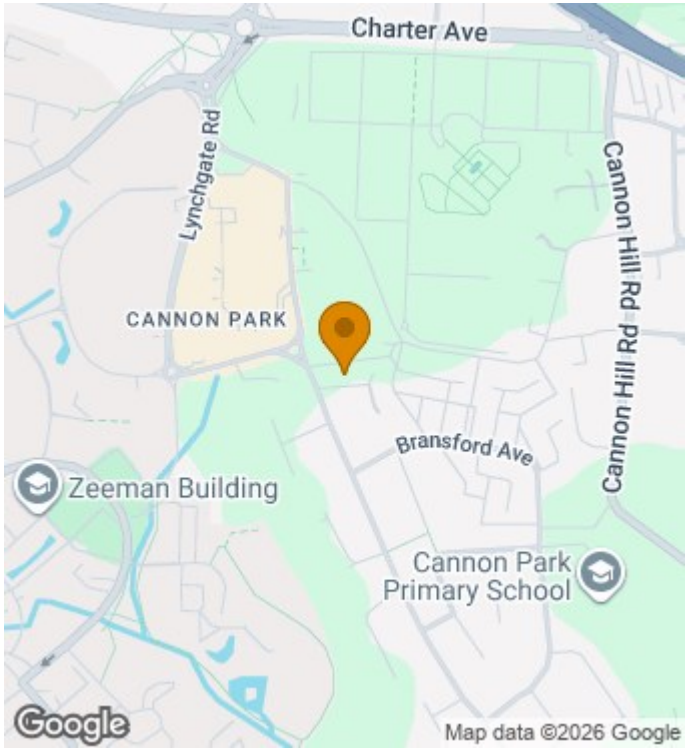
Bathroom
1.88m x 2.08m

shortland-horne.co.uk

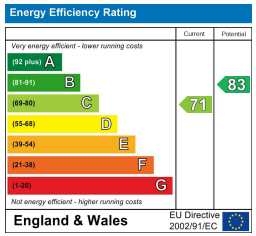
Floor Plan

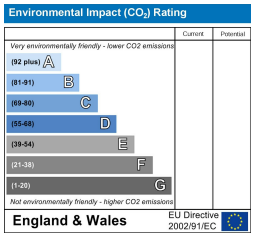


Location Map



EPC





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 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.

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.

02476 222 123
lettings@shortland-horne.co.uk
@ShortlandHorne
shortland-horne.co.uk
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts