



Templars Field
Canley
CV4 8FR

- Solar Panels Installed
- Direct Busses To City Centre
- Close To Canley Station
- Walking Distance To Warwick Uni

Guide Price £320,000
EPC Rating 'B'





Property Description

THE PROPERTY:

Cloud9 Estates is pleased to introduce this modern home in the CV4 area of Coventry. Templars Field offers high-quality living just 0.6 miles from Warwick University, it combines style, sustainability, and convenience in one of Canley's most desirable areas.

The property features bright, contemporary interiors, four spacious bedrooms all with en-suites, and a fully equipped kitchen. Solar panels are installed to help reduce energy costs.

Tenants already secured for 2026 - 2027 academic year paying £2300 NO BILLS to a Warwick Uni group.

Located within walking distance of Warwick University, with direct bus routes to the city centre and Canley Station nearby, you'll enjoy excellent connections and plenty of local amenities.

Important Note To Purchasers



As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.



All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.



Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





1B Templars Fields Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)

South facing



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements