
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Stareton Close
Cannon Hill CV4 7AU

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Welcome to this charming three-bedroom detached house located on Stareton Close in the desirable area of Cannon Hill, Coventry. This property presents an excellent opportunity for someone looking to purchase a home with many original 1960s features also with ample potential for an extension and personalisation.

Upon entering, you will find two inviting reception rooms, including a spacious lounge/dining room, perfect for entertaining guests or enjoying family time. The kitchen offers functionality and convenience with direct access to the garden. The ground floor also features a family room, providing additional space for relaxation or play.

The first floor comprises three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms. Additionally, the property boasts a second-floor loft room, which can be transformed into a study, playroom, or even an extra bedroom, depending on your needs.

This home is offered with no onward chain, allowing for a smooth and efficient

selling quality
property since 1995












Custom text box
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Dimensions

Ground Floor

Lounge/Ding Room
7 x 4.20

Kitchen
4.25 x 2.66

Family Room
4 x 3

First Floor

Bedroom 1
4.82 x 4.20

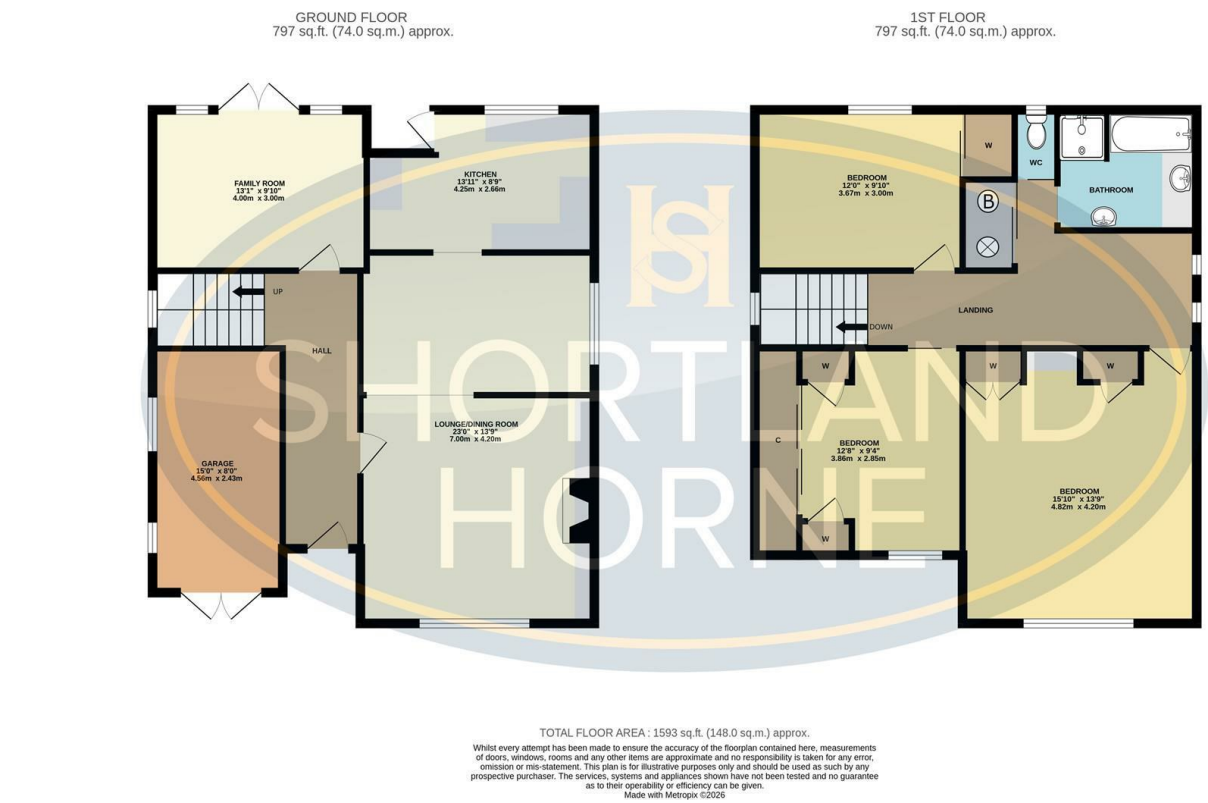
Bedroom 2
3.67 x 3

Bedroom 3
3.86 x 2.85

Bathroom

Garage
4.56 x 2.43

Floor Plan



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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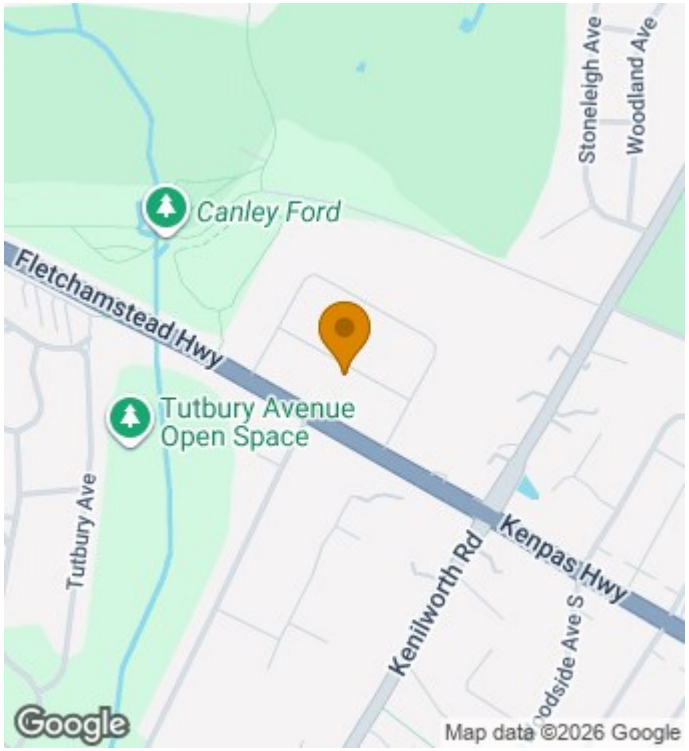
Total area: 1593.00 sq ft

Disclaimer

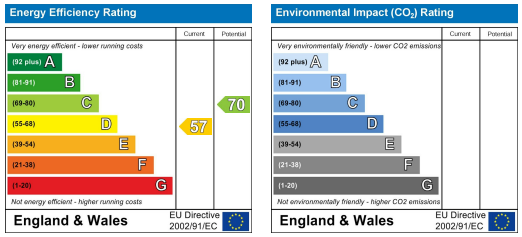
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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.

Location Map



EPC



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