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Prior Deram Walk
Canley CV4 8FS

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Shortland Horne are pleased to offer this well-proportioned three-bedroom semi-detached family home, situated within the popular and convenient Canley area of Coventry. Offering generous accommodation across two floors, together with a lovely enclosed rear garden, the property represents an excellent opportunity for first-time buyers, young families or investors alike.

The accommodation begins with a welcoming entrance hallway with stairs rising to the first floor. To the front is a spacious living room, providing an excellent main reception space with plenty of room for a comfortable seating arrangement.

To the rear, the property really comes into its own with a generous kitchen, stretching across the width of the house and providing plenty of space for storage, preparation and dining. Double doors lead directly out into the rear garden, creating a natural connection between the indoor and outdoor spaces and making this a particularly practical arrangement for family life and entertaining during the warmer months.

Upstairs, the first-floor landing provides access to three bedrooms, including two

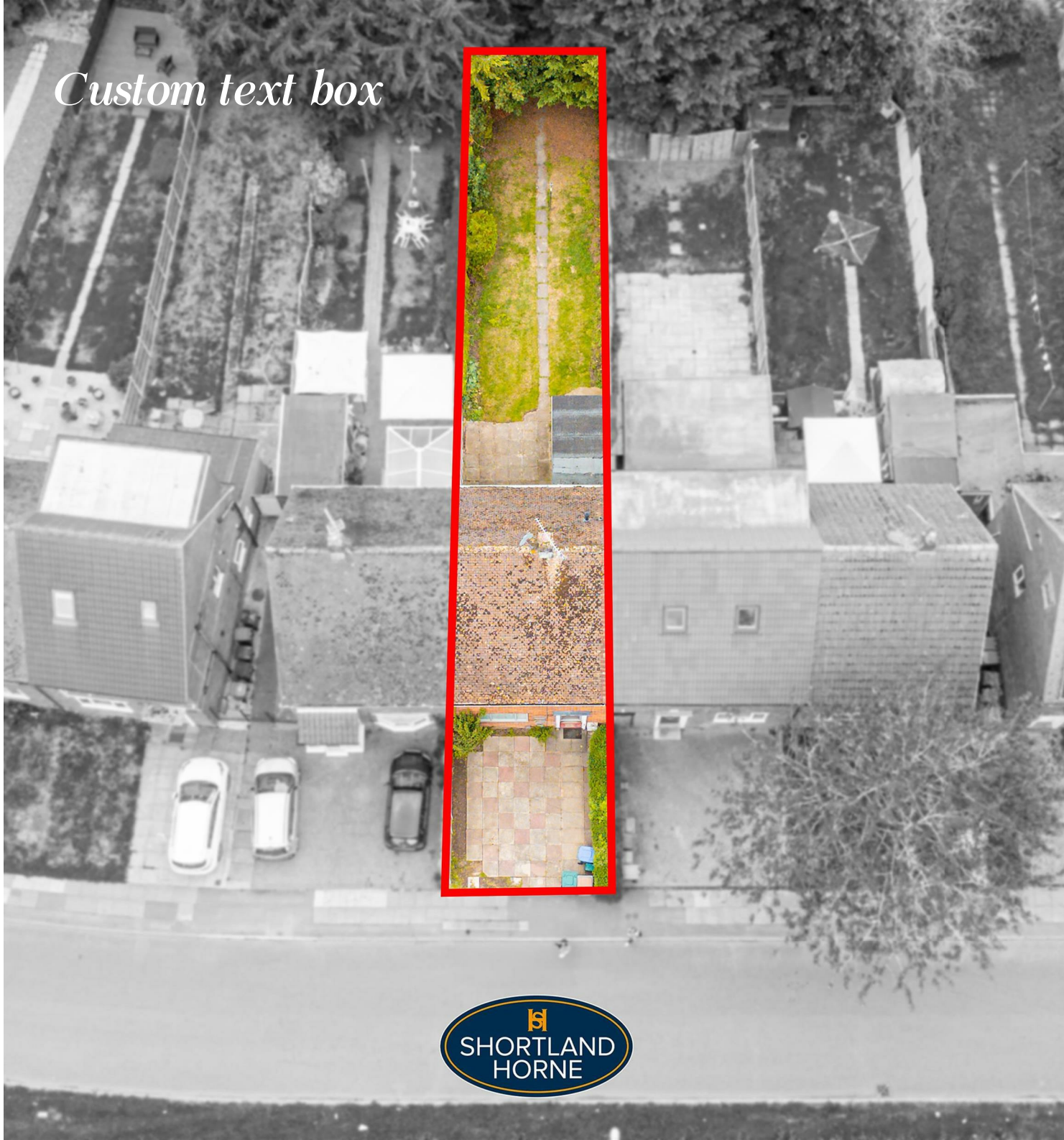
Prior Deram Walk is situated within the established residential area of Canley, to the south-west of Coventry city centre. The location is particularly convenient for access to the University of Warwick, making the area popular with families, professionals and those requiring easy access to the university and surrounding employment centres. The property is also well positioned for the A45 Fletchamstead Highway, providing excellent road connections towards Birmingham, Solihull, Coventry Airport and the wider Midlands motorway network.

Everyday amenities are readily available, with a parade of local shops located directly on Prior Deram Walk, together with community and healthcare facilities nearby. Prior Deram Park provides valuable recreational green space, while the wider area offers further shopping facilities at Cannon Park Shopping Centre, including a large supermarket and a range of additional retail outlets.

For families, there is a good selection of schooling within the surrounding area. Nearby options include Charter Academy, Templars Primary School and The Westwood Academy, with WMG Academy for Young Engineers and Finham Park 2 also situated close by.

Transport links are another strong feature of the location. Canley Railway Station is approximately 1.1km away, providing rail connections towards Coventry and Birmingham, while Coventry Railway Station and the city centre are also easily accessible. Prior Deram Walk itself is served by local bus routes into Coventry city centre and benefits from cycle links towards Canley station and the surrounding area.

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Dimensions

GROUND FLOOR

Entrance Hallway
2.84m x 1.73m

Living Room
4.65m x 3.71m

Kitchen
2.59m x 5.61m

FIRST FLOOR

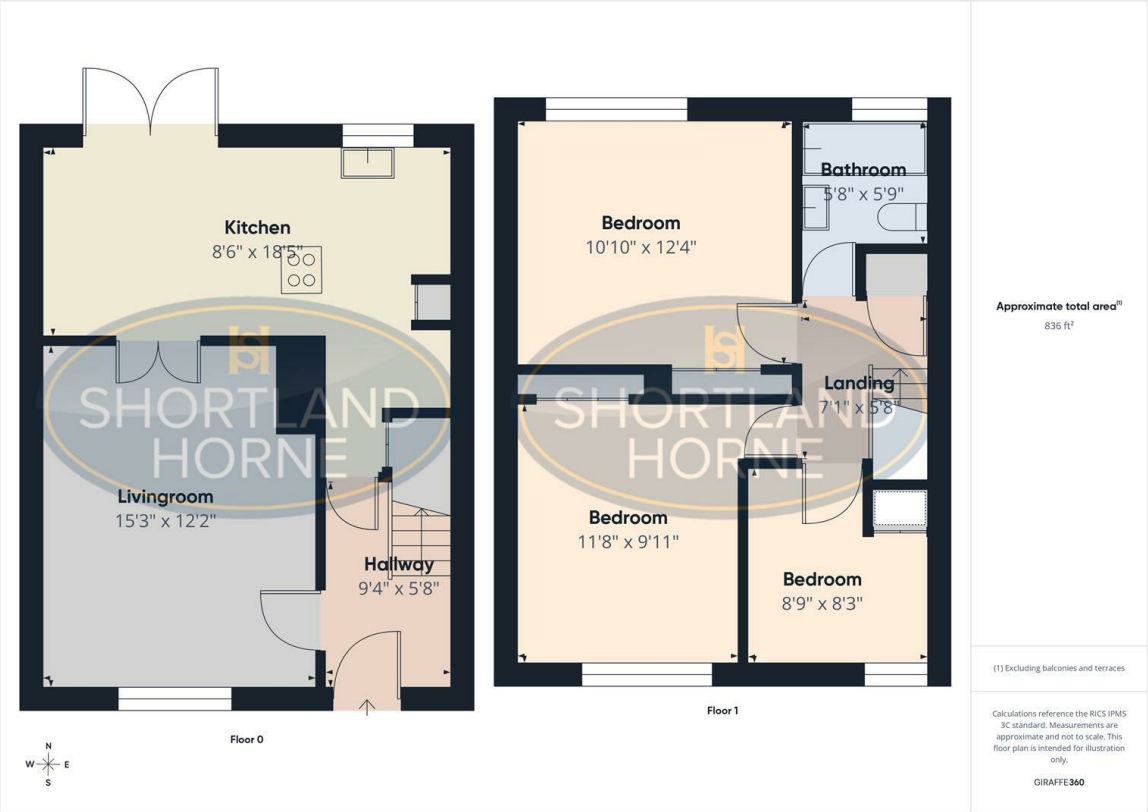
Bedroom One
3.30m x 3.76m

Bedroom Two
3.56m x 3.02m

Bedroom Three
2.67m x 2.51m

Bathroom
1.73m x 1.75m

Floor Plan



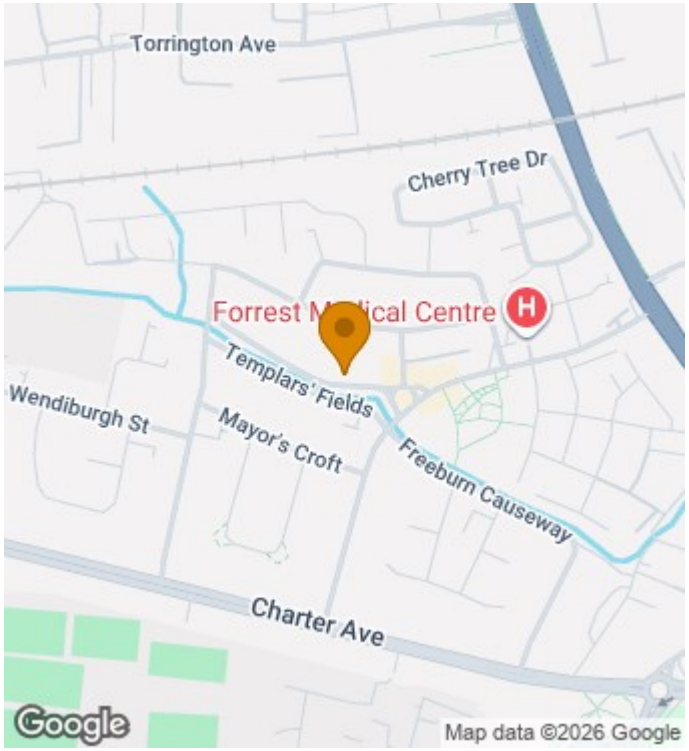
Total area: 836.00 sq ft

Disclaimer

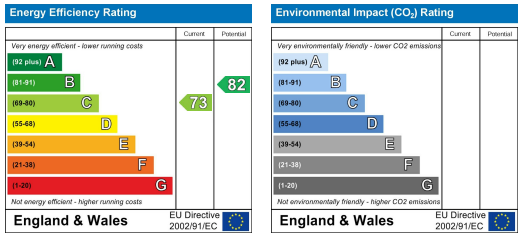
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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