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Lynbrook Road
Canley CV5 6BE

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Occupying a particularly generous plot, this attractive three-bedroom semi-detached family home offers a fantastic combination of well-proportioned accommodation, a superb extended kitchen and excellent outside space. With approximately 892 sq ft of internal accommodation, the property provides plenty of versatility and represents an exciting opportunity for buyers looking for a home with space both inside and out.

Entering through the front door, the hallway provides access to the principal ground-floor accommodation. To the front is a comfortable living room with a feature log burning stove, with the attractive bay window creating a bright and welcoming space while adding plenty of character to the room.

The real centerpiece of the ground floor is the impressive extended kitchen, stretching across the rear of the property and providing an excellent space for everyday family life and entertaining. The generous proportions allow plenty of room for preparation, storage and informal dining, with direct access leading outside and creating a natural connection between the house and garden.

A particularly useful addition is the ground-floor bathroom, providing extra

One of the property's major selling points is undoubtedly its large plot. The generous outside space provides an excellent setting for families, entertaining and enjoying the warmer months, while also presenting exciting potential for buyers wishing to further enhance the property in the future, subject to the necessary planning permissions and building regulations. The rear garden is fully enclosed with mature trees and shrubs which has been partially separated by a fence.

Combining a substantial plot with a traditional semi-detached layout, an extended kitchen, two bathrooms and three bedrooms, this is a home with enormous potential and one that should appeal particularly strongly to families looking for space, versatility and the opportunity to make a property their own. Viewing is highly recommended to fully appreciate both the accommodation and the impressive plot on offer.

Lynbrook Road is conveniently positioned on the western side of Coventry, within easy reach of the highly popular Earlsdon area and offering an excellent balance of residential surroundings, everyday amenities and superb transport connections.

One of the standout advantages of this location is its proximity to Canley Railway Station, situated approximately 0.1 miles away, providing convenient rail connections and making the area particularly attractive for commuters with direct access to London Euston and Birmingham New Street. Coventry Railway Station and the city centre are also easily accessible, while good road links provide straightforward access towards the A45, A46 and wider Midlands motorway network, as well as nearby Kenilworth,

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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room
3.53m x 3.20m

Kitchen

Bathroom
1.80m x 1.22m

FIRST FLOOR

Bedroom One
3.40m x 3.18m

Bedroom Two
2.74m x 3.45m

Bedroom Three
1.83m x 2.31m

Bathroom
1.96m x 2.24m

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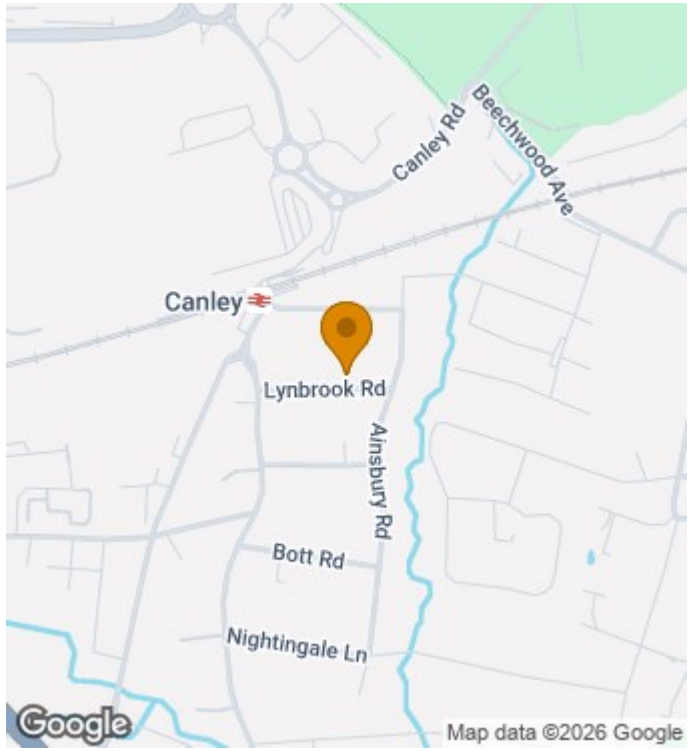
Floor Plan

Location Map



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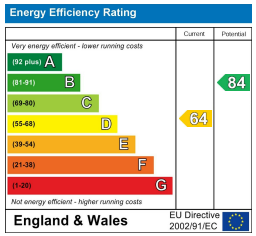

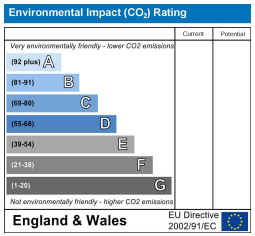

Total area: sq ft

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.

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