# 3 Bedroom House - Detached

## located on Canley Road, Coventry

## Offers Over £600,000

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## Offers Over £600,000

- THREE BEDROOM DETACHED HOME
- CHARACTER FEATURES THROUGHOUT
- DINING ROOM WITH BAY WINDOW & LOG BURNER
- LIVING ROOM WITH FEATURE COOMBE ABBEY FIREPLACE
- KITCHEN BREAKFAST ROOM
- STUNNING SUN ROOM OVERLOOKING THE GARDEN
- THREE DOUBLE BEDROOMS & ENSUITE
- SEPARATE WALK-IN SHOWER ROOM
- LARGE DRIVEWAY FOR UP TO SEVEN VEHICLES & SINGLE GARAGE
- ELECTRIC GATES & SUMMER HOUSE WITH ELECTRICITY

THREE BEDROOM DETACHED HOME | CHARACTER FEATURES THROUGHOUT | STUNNING SUN ROOM | LARGE DRIVEWAY & GARAGE | BEAUTIFUL REAR GARDEN

This attractive three bedroom detached home offers characterful accommodation, generous living space and a wealth of unique features. Ideally positioned within walking distance of Canley train station, the property provides easy access to the A45, Cannon Park Shopping Centre, Warwick University and Coventry Hearsall Golf Club.

The accommodation begins with a porch leading into the entrance hall, with a downstairs WC. There is a separate dining room featuring a bay window and log burner, alongside a generous living room with a beautiful feature fireplace originally from Coombe Abbey. The kitchen breakfast room provides an excellent space for everyday dining, while the stunning sunroom overlooks the rear garden and features sliding doors spanning the rear elevation.

Upstairs, there are three double bedrooms. The front bedroom benefits from a built-in sink, while the rear bedroom features its own ensuite. A further double bedroom and a separate walk-in shower room complete the first floor.

Externally, the property enjoys a substantial, well-maintained rear garden, with a summer house to the rear benefiting from electricity and its own fuse box. The garden is not overlooked, providing a pleasant degree of privacy. To the front, a large driveway offers parking for up to seven vehicles, alongside a single garage and an electric gate for added security.

Combining character, versatile living space and excellent parking, this distinctive home is ideally suited to those seeking a well-connected property with generous outdoor space.

## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested

by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

# Canley Road, Coventry

Total Area: 204.6 m² ... 2203 ft² (excluding garden room w electrics)

All measurements are approximate and for display purposes only


**CONTACT**

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