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Bott Road
Canley CV5 6AZ

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No Onward Chain

Set within the sought-after Canley Gardens area, this three-bedroom detached bungalow occupies a generous plot and offers excellent potential for a purchaser looking to modernise and create a home to their own specification. Benefitting from attractive gardens, versatile accommodation, a garage and potential for further extension subject to the necessary permissions, this is a property with plenty of scope in a very convenient location.

The accommodation is arranged entirely over one level and begins with a welcoming entrance hallway providing access to the principal rooms.

The living room is a particularly generous space, featuring an exposed brick feature wall with fireplace and doors leading through to the sunroom, which enjoys pleasant views across the garden and provides a useful additional sitting area.

The kitchen offers a good amount of fitted storage and worktop space, together with integrated cooking appliances and room for a breakfast area.

One of the property's major attractions is the amount of outside space available. The established gardens wrap around the bungalow and feature mature hedging, planted borders, paved seating areas and a range of shrubs and planting.

The garden offers considerable potential for further landscaping and could be transformed into a particularly attractive outdoor entertaining space.

There is also useful space to the side of the bungalow which may offer potential for an extension or reconfiguration of the existing accommodation, subject of course to obtaining any necessary planning permission, building regulations approval and other relevant consents.

The property further benefits from a garage, providing valuable parking and storage.

Location

Bott Road is situated within Canley Gardens, an established and leafy residential area characterised by a mixture of attractive individual homes and mature surroundings.

The location is particularly convenient for Canley Railway Station, providing rail connections into Coventry and Birmingham, while the highly regarded University of Warwick is also within easy reach.

Nearby Earlsdon has become one of Coventry's most popular residential areas and

selling quality
property since 1995




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Dimensions

Entrance Hall

Living Room
3.63m x 5.00m

Kitchen
2.72m x 5.05m

Sunroom
2.90m x 2.01m

Bedroom
2.64m x 3.86m

Bedroom
3.66m x 2.92m

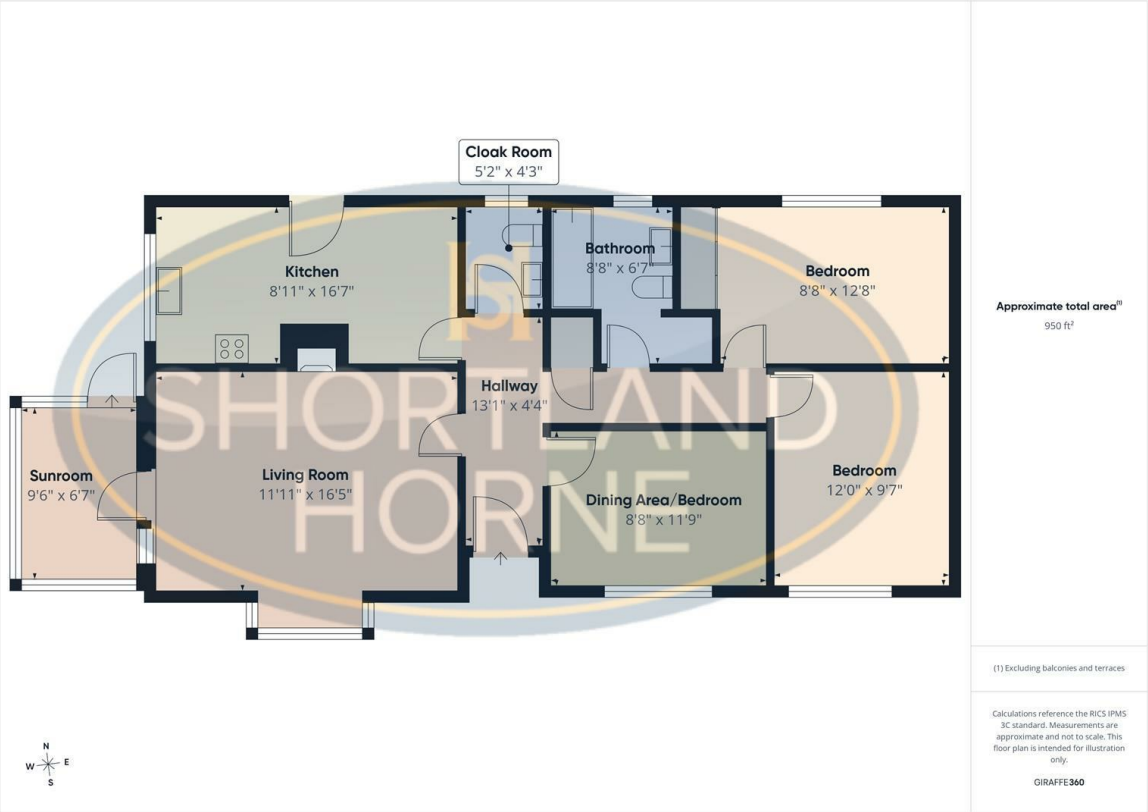
Bedroom/Dining Room
2.64m x 3.58m

Bathroom
2.64m x 2.01m

Cloakroom
1.57m x 1.30m

Garage

Floor Plan



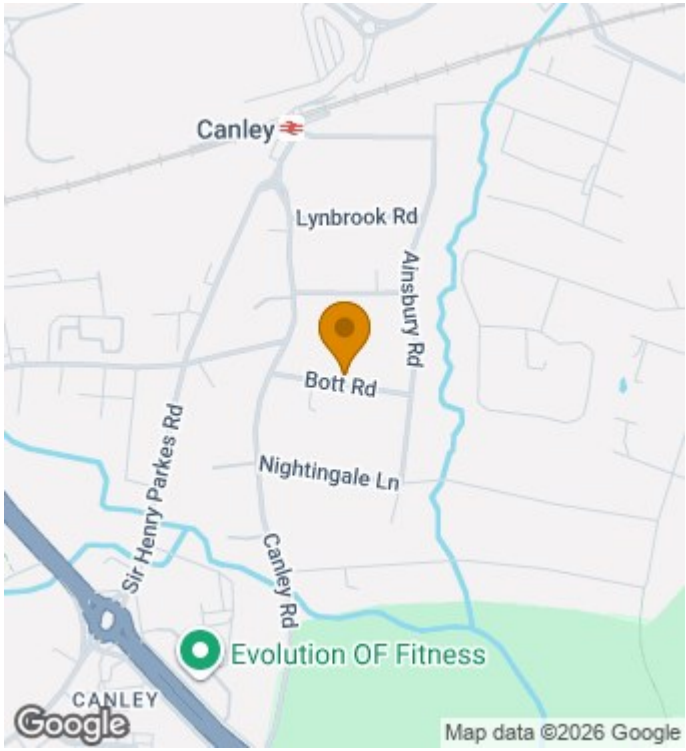
Total area: 950.00 sq ft

Disclaimer

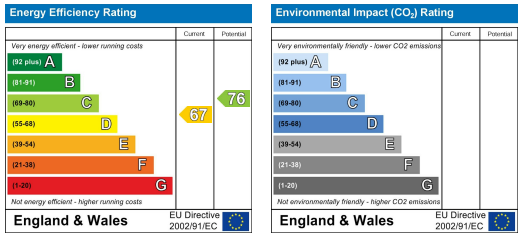
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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