
SHORTLAND HORNE
Trusted Property Experts
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Blackthorn Close
Cannon Park CV4 7DQ

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A LOVELY SPACIOUS FAMILY HOME CLOSE TO THE A45, WARWICK UNIVERSITY AND JAGUAR LANDROVER.

This beautiful four bedroom detached property is conveniently positioned to all local amenities, within close distance to Coventry Memorial Park and Warwick University, making it an ideal investment opportunity.
It is also very close to Coventry Train station and within easy commuter links to Coventry, Birmingham, Leamington and Kenilworth. There are also good bus routes providing easy access to Coventry City Centre and Warwick University. The property is located within good school catchments providing the perfect purchase for a family.

The ground floor offers a storm porch an entrance hallway with doors leading off to a lounge with feature fireplace, a dining room with doors leading out to the good size garden, there is a kitchen/diner with integrated oven, microwave, gas hob and space for a washing machine and a fridge/freezer. There is a separate utility room, access to the integral garage and a downstairs W/C.

On the first floor you will find a family bathroom with a bath and overhead shower, there are four double bedrooms one bedroom benefitting from built in wardrobes.

Outside to the front of the property is a block paved driveway providing space for up to several vehicles and to the rear is a generously sized fully enclosed garden. This wonderful home really must be viewed to appreciate the living space and potential it has to offer.

selling quality
property since 1995




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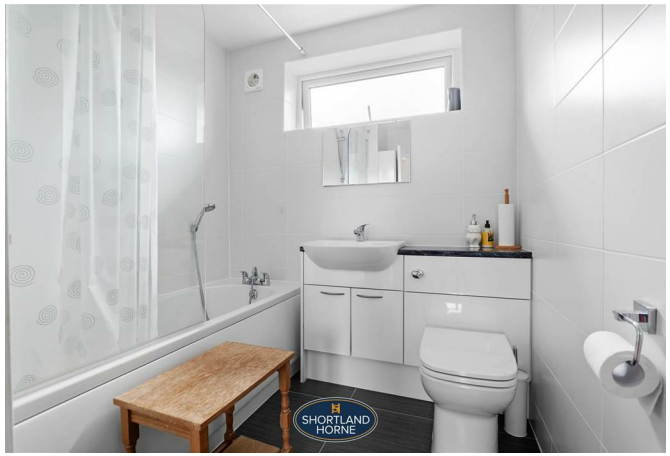

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Dimensions

GROUND FLOOR

Porch

Hallway

Living Room
5.02 x 3.79

Dining Room
4.86 x 3.56

Kitchen
4.86 x 4.13

Utility Room
1.75 x 2.32

W/C

Garage
9.13 x 3.68

FIRST FLOOR

Bedroom One
3.25 x 3.8

Bedroom Two
2.65 x 3.83

Bedroom Three
2.65 x 2.27

Bedroom Four
3.25 x 2.27

Bathroom
2.06 x 2.47

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Floor Plan

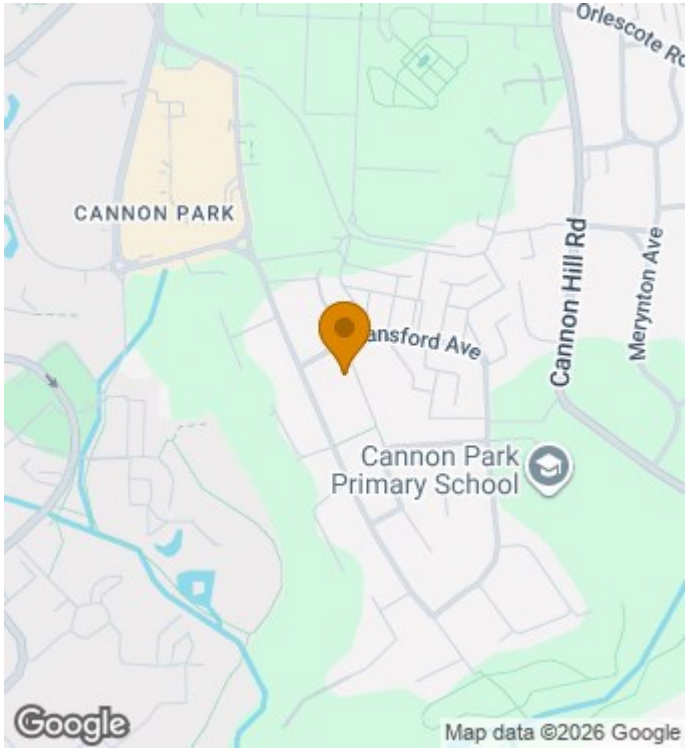


Total area: approx. 156.2 sq. metres (1681.0 sq. feet)

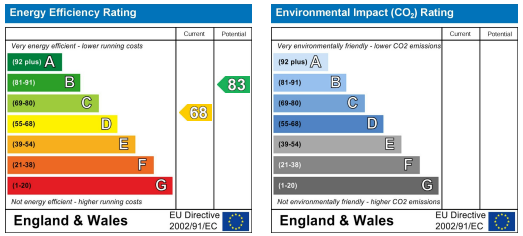
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1681.00 sq ft

Location Map



EPC



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.

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