




SHORTLAND
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Cannon Park Road
CV4 7AY

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A fantastic opportunity to purchase a superb four bedroom detached family home situated in the sought after location of Cannon Park Road situated just off the Kenilworth Road, this property is ideally situated within easy reach of Warwick University, Coventry City Centre, Coventry Railway Station, good local schools and local amenities.

Briefly this super home comprises of a porch, an entrance hallway with doors leading off to a front sitting room with a bay window overlooking the front drive, a 23ft lounge with Bi-fold doors, a 23ft kitchen/diner with Quartz work tops, Bi-fold doors and integrated appliances to include double ovens, a ceramic hob, a dishwasher and space for an American fridge/freezer. There is also a very useful utility room a downstairs W/C and access to a cloak room which leads on to the garage.

On the first floor find a family bathroom and four really good sized double bedrooms.

Outside to the front of the property is a block paved driveway proving plenty of off road parking. The rear garden is a great size mainly laid to lawn with mature shrubs and trees with a patio area ideal for outside entertaining. At the bottom of the garden is a lovely cut flower/vegetable patch with a greenhouse.

If you are looking for a fantastic family home, this should be the home for you.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Bedroom
3.63m x 3.07m

Porch

Bathroom

Entrance Hallway

Sitting Room

4.09m x 3.51m

Lounge

7.06m x 3.63m

Kitchen/Dining Room

7.04m x 3.30m

Utility Room

Cloak

Garage

4.72m x 2.72m

FIRST FLOOR

Bedroom

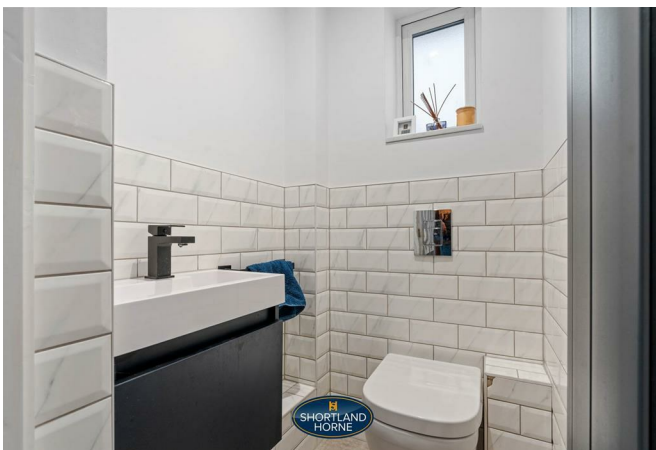
4.09m x 3.51m

Bedroom

4.09m x 3.63m

Bedroom

3.40m x 2.21m



Floor Plan



TOTAL FLOOR AREA: 1860 sq.ft. (172.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 1860.00 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

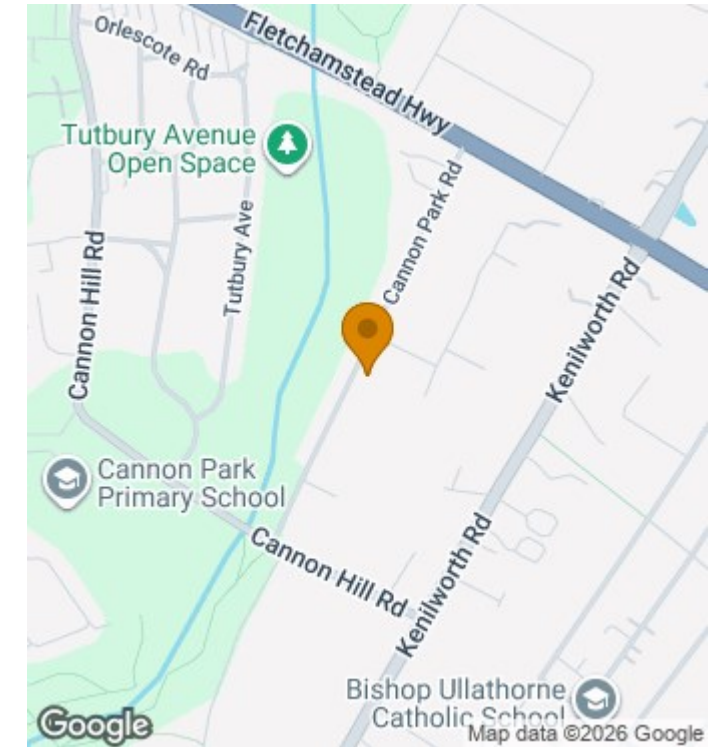
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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