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Merynton Avenue
CV4 7BL

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Situated on one of Cannon Hill's most prestigious residential roads, this exceptional five-bedroom detached residence has been thoughtfully remodelled and finished to an outstanding standard, offering beautifully presented accommodation that perfectly balances contemporary design with practical family living.

The property is approached via a generous driveway providing ample off-road parking before entering into an impressive central reception hall. Forming the heart of the home, this striking space features a contemporary staircase with glass balustrading and creates an immediate sense of light and space, effortlessly linking each of the principal reception areas.

To the front of the property is a dedicated home office, ideal for those working remotely, together with a separate snug providing a cosy family room, playroom or additional sitting room. To the rear, the spacious main living room enjoys views over the beautifully landscaped garden, creating a superb setting for both everyday living and relaxing.

Undoubtedly the focal point of the home is the stunning open-plan kitchen, dining

The first floor continues to impress with five well-proportioned bedrooms. The principal suite is a superb retreat, benefitting from French doors opening onto a Juliet balcony overlooking the rear garden, together with a luxurious en-suite shower room. Four further bedrooms offer flexible accommodation for growing families, guests or additional home working space and are served by both a beautifully appointed family bathroom and a separate contemporary shower room, providing excellent facilities for busy family life.

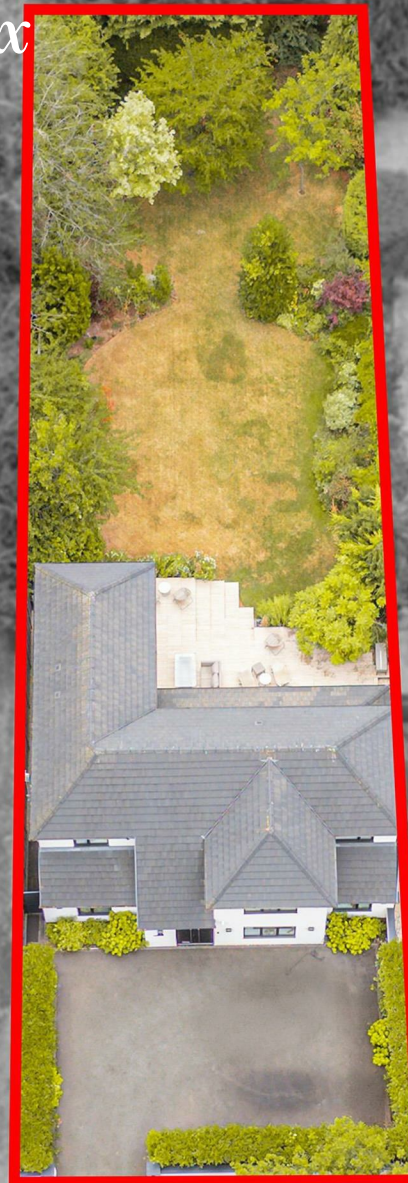
Externally, the property occupies a generous and mature plot with beautifully landscaped rear gardens offering a high degree of privacy. A substantial paved terrace provides the perfect space for outdoor dining and entertaining, whilst the expansive lawn is framed by established trees and well-stocked borders, creating a peaceful setting rarely found within such a convenient location.

Located within the highly sought-after Cannon Hill area, the property is ideally positioned for excellent local schooling, the University of Warwick, Coventry Railway Station, the A45, Birmingham Airport and the wider motorway network, whilst enjoying easy access to local amenities, parks and countryside walks.

Offering an outstanding combination of design, space and specification, this is a rare opportunity to acquire one of Cannon Hill's finest contemporary family homes.

selling quality
property since 1995

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Dimensions

Entrance Hall/Reception Room

Living Room

Kitchen/Dining Room

Kitchen/Utility

Snug

Office

Ground Floor Bathroom

FIRST FLOOR

Landing

Bedroom One with Juliet Balcony

En-Suite Bathroom

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

Bathroom

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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: 2653.00 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.

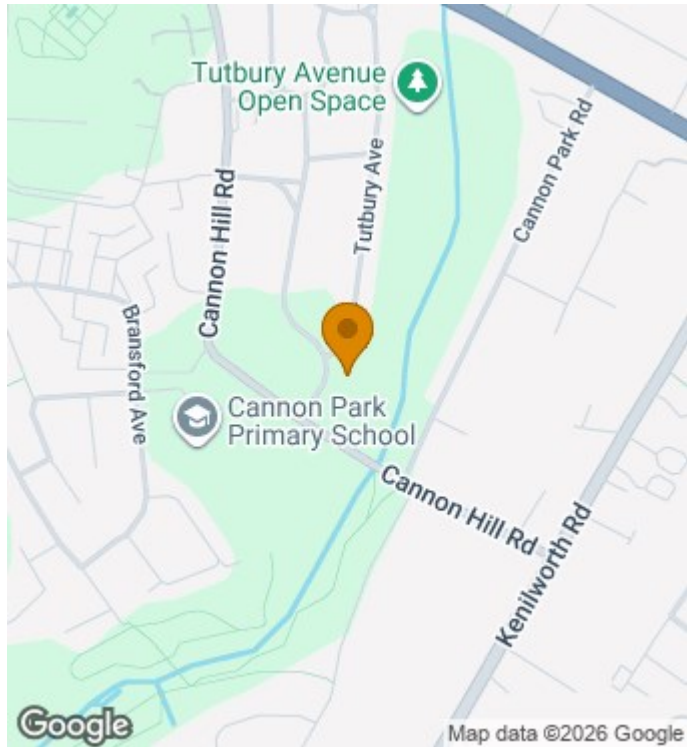
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

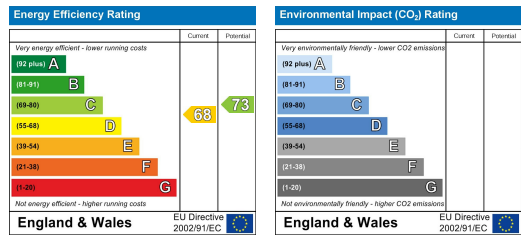
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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



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