



# MATTHEW JAMES

Property Services



## 90 Cannon Park Road, Coventry, CV4 7AY

£525,000

FOUR DOUBLE BEDROOMS... LARGE REAR GARDEN SPLIT INTO TWO PARTS... MASTER BEDROOM WITH BALCONY... BASED OVER THREE FLOORS... TWO BATH/SHOWER ROOMS... OFF ROAD PARKING... SOUGHT AFTER ROAD AND LOCATION... TWO RECEPTION ROOMS... BEAUTIFUL THROUGHOUT. Located in the heart of Cannon Hill, this lovely property boasts all the requirements of a lovely large family home. Briefly comprising of off road parking, storm porch, entrance hallway, dining room, lounge with log burner, breakfast kitchen, four double bedrooms (master has a balcony off), two bath / shower rooms, lean to workshop & utility room, outside storage buildings and large rear garden split into two parts. Close to the A45, shopping centre, schools, Warwick University and main bus routes, you really do need to view this property. Do you think this is your next family home? Call us now to book your viewing!

### **Front Garden**

Having off road parking accessed via a dropped kerb, planted borders, laid to lawn and access to the lean to and door accesses the:

### **Storm Porch**

Further door leads to the:

### **Entrance Hallway**

Having a double glazed window to the side elevation, oak flooring, dog leg stairs lead to the first floor with double glazed window half way, under stairs storage, some original features and doors lead off to:

### **Dining Room**

**15'6 x 12'9 (4.72m x 3.89m)**

Having a double glazed bay window to the front elevation, inset feature fireplace with electric fire.

### **Lounge**

**16'5 x 12'10 (5.00m x 3.91m)**

Having opening sliding double glazed doors to the rear elevation with picture windows to the side, feature fireplace with inset log burner to the one wall

### **Breakfast Kitchen**

**16'8 x 9'4 (5.08m x 2.84m)**

Having a double glazed window to the rear and side elevations, timber glazed door that leads to the lean to, a range of wall, base, display and drawer unit with roll top work surface over, space for an electric range cooker, integrated fridge and freezer, under counter lighting and modern tiling to all splash prone areas.

### **First Floor Landing**

Having stairs off to the first floor and doors leading off to:

### **Bedroom One**

**13'1 x 12'5 (3.99m x 3.78m)**

Having a double glazed window to the rear elevation, fully fitted wardrobes to the one wall and timber door that leads to the:

### **Balcony**

Having balustrade and views across the rear gardens.

### **Bedroom Two**

**12'9 x 11'9 (3.89m x 3.58m)**

Having a double glazed window to the front elevation and fitted wardrobes to two walls.

### **Bedroom Three**

**15'4 x 9'6 (4.67m x 2.90m)**

Having a double glazed window to the rear elevation and fitted wardrobe to the one wall.

### **Family Bathroom**

(Not Measured) Having a double glazed window to the side elevation, panel bath, vanity flush WC, walk-in double shower enclosure, vanity wash hand basin with storage above and below with inset mirror.

### **Second Floor Landing**

Having doors leading off to:

### **Bedroom Four**

**11'9 x 10'2 (3.58m x 3.10m)**

Having a PVCu double glazed dormer window to the rear elevation and eaves storage.

### **Second Floor Shower Room**

**9'5 x 7'11 (2.87m x 2.41m)**

Having a Velux window to the side elevation, 'work in progress' with storage cupboard to four walls, low level flush WC, wash hand basin and shower cubicle to be installed and tiling to all splash prone areas.

### **Lean To**

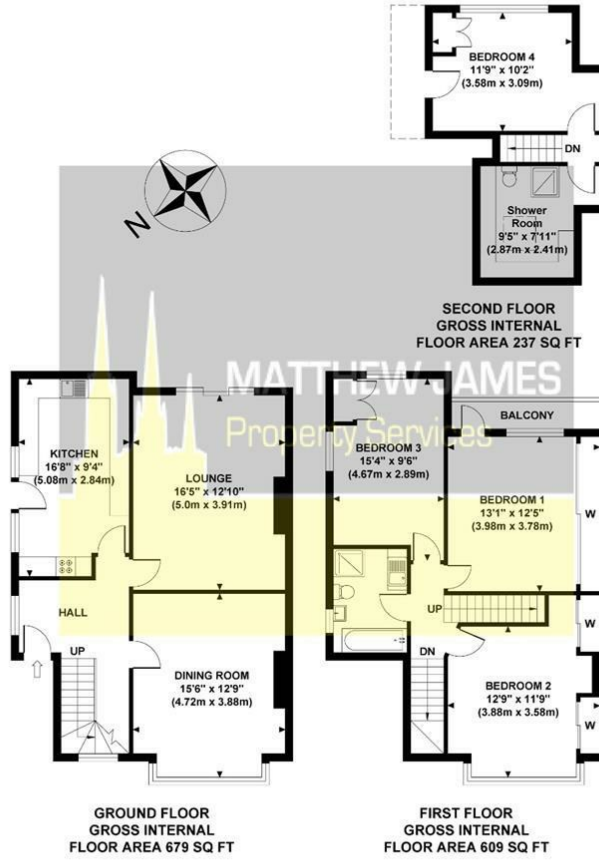
Having access from the front and rear elevations, currently being used as a workshop but also has space and plumbing for a washing machine, space for a tumble dryer, space for a further fridge freezer, has power and lighting.

### **Rear Gardens**

The beautiful rear garden is split into two lawned areas, separated by trees. Having lovely planted borders and large patio areas close to the property. There are also three outside sheds / storage units also having power and lighting.

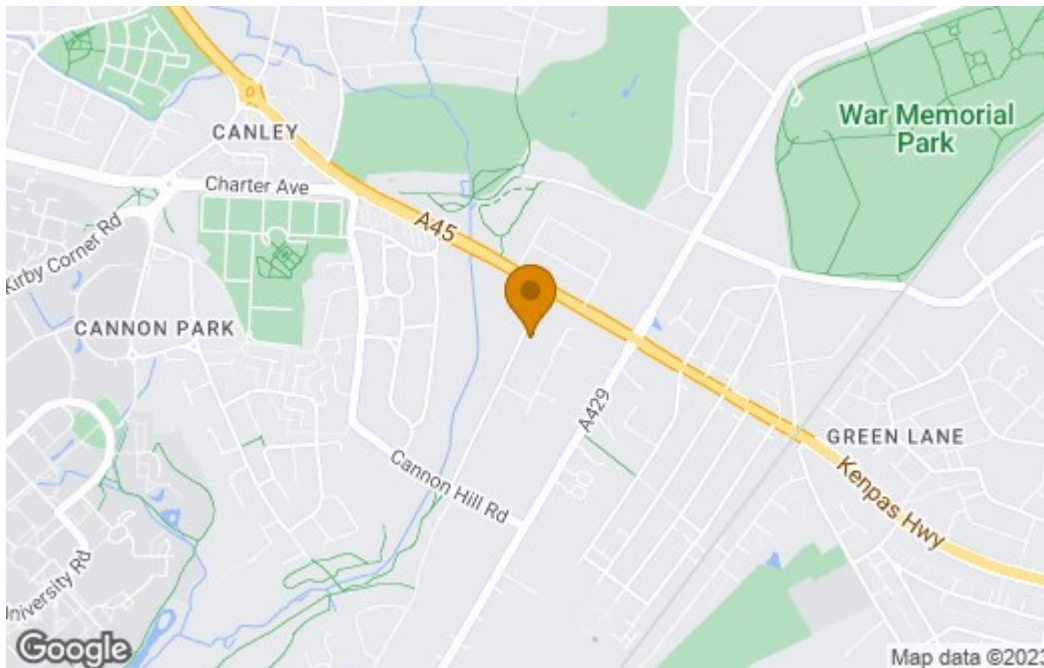
# Floor Plan

## CANNON PARK ROAD Approximate Gross Internal Area 1525 sq ft / 141.70 sq m

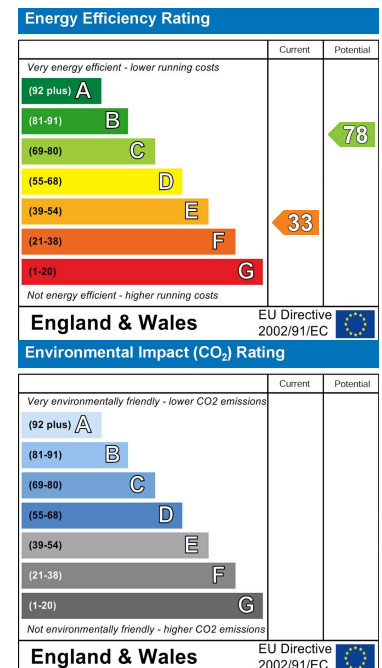


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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