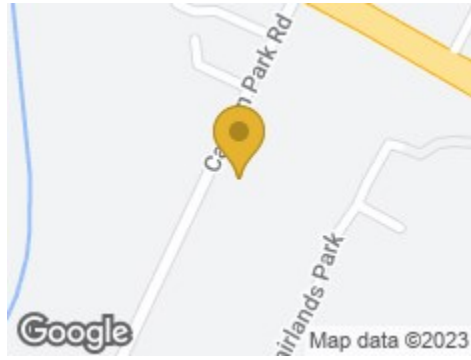


Road Map



Hybrid Map

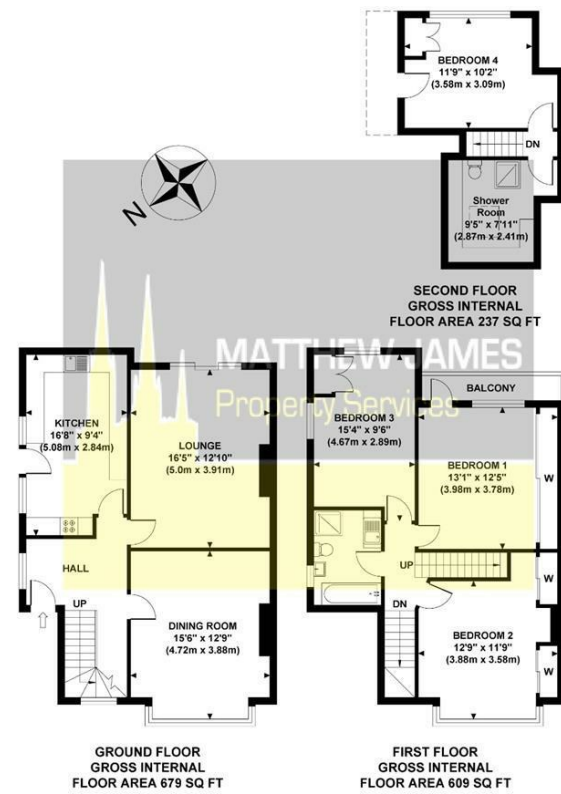


Terrain Map



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.



**90 Cannon Park Road**  
Cannon Hill, Coventry CV4 7AY

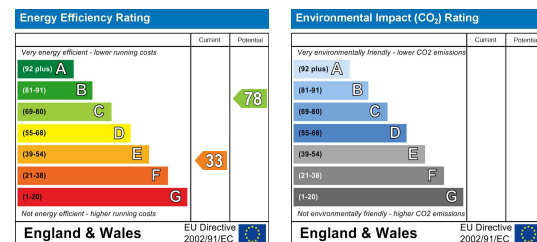
**£499,950**



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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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# 90 Cannon Park Road

Cannon Hill, Coventry CV4 7AY

£499,950



## 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

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

## Lounge

16'5 x 12'10

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

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

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

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

## Bedroom Three

15'4 x 9'6

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

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

## Second Floor Shower Room

9'5 x 7'11

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.

