MATTHEW JAMES
Property Services

11 Aldrin Way

Cannon Park, Coventry, CV4 7DP

A VERY SPACIOUS THREE / FOUR BEDROOM LINK DETACHED BUNGALOW ON A GENEROUS PLOT... Re-Fitted Shower Room... Separate WC... Garage... Car Port... Conservatory... Off Road Parking To Two Sides... Matthew James are very happy to offer this delightful property for sale - it's a great example of being owned and lovingly maintained for many years. A viewing is highly recommended to fully appreciate this property both inside and out. Located in the Cannon Park area of Coventry, a very desirable location which is conveniently served by an abundance of amenities and just a short walk to Cannon Park Shopping Centre and the world leading - Warwick University. The bungalow is ideally situated with great links to the City Centre, Tile Hill Train Station, A45 and other major routes too.

A separate entrance porch welcomes you in, step through the second entrance door into the spacious, light and airy hallway. To the left you'll find the "wrap around" living accommodation which includes a spacious lounge area, a fully equipped kitchen area with a great selection of modern wall and base units and space for those all important appliances. The kitchen opens out into a lovely dining area / reception room which could be used as a fourth bedroom if required, from here you can also step into the conservatory which is flooded with natural daylight, the patio doors open out into the private rear garden space.

Back into the main hallway, there is a handy cloakroom and you'll find ample storage within the built in cupboards, great for hiding away those coats and accessories. The newly fitted, modern shower room and three

Offers In The Region Of £425,000

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4 1 2 C

- HIGHLY SOUGHT AFTER AREA
- DETACHED THREE / FOUR BEDROOM BUNGALOW
- GREAT POTENTIAL
- SUBSTANTIAL PLOT
- GARAGE AND LARGE CARPORT
- 1000 SQUARE FEET INTERNALLY
- GENEROUS PRIVATE REAR GARDEN
- NEW BOILER & ELECTRICAL CERTIFICATE
- OFF ROAD PARKING TO BOTH SIDES
- EPC RATING C

Lounge
16'8" x 11'9" (5.1 x 3.6)

Kitchen
11'9" x 11'5" (3.6 x 3.5)

Dining Room / Fourth Bedroom
12'9" x 9'10" (3.9 x 3.0)

Conservatory
12'1" x 9'2" (3.7 x 2.8)

Bedroom One
13'9" x 10'9" (4.2 x 3.3)

Bedroom Two
10'9" x 9'2" (3.3 x 2.8)

Bedroom Three
10'9" x 6'10" (3.3 x 2.1)

Shower Room
6'6" x 5'6" (2.0 x 1.7)

Downstairs WC

Garage
16'8" x 8'6" (5.1 x 2.6)

OUTSIDE

Directions

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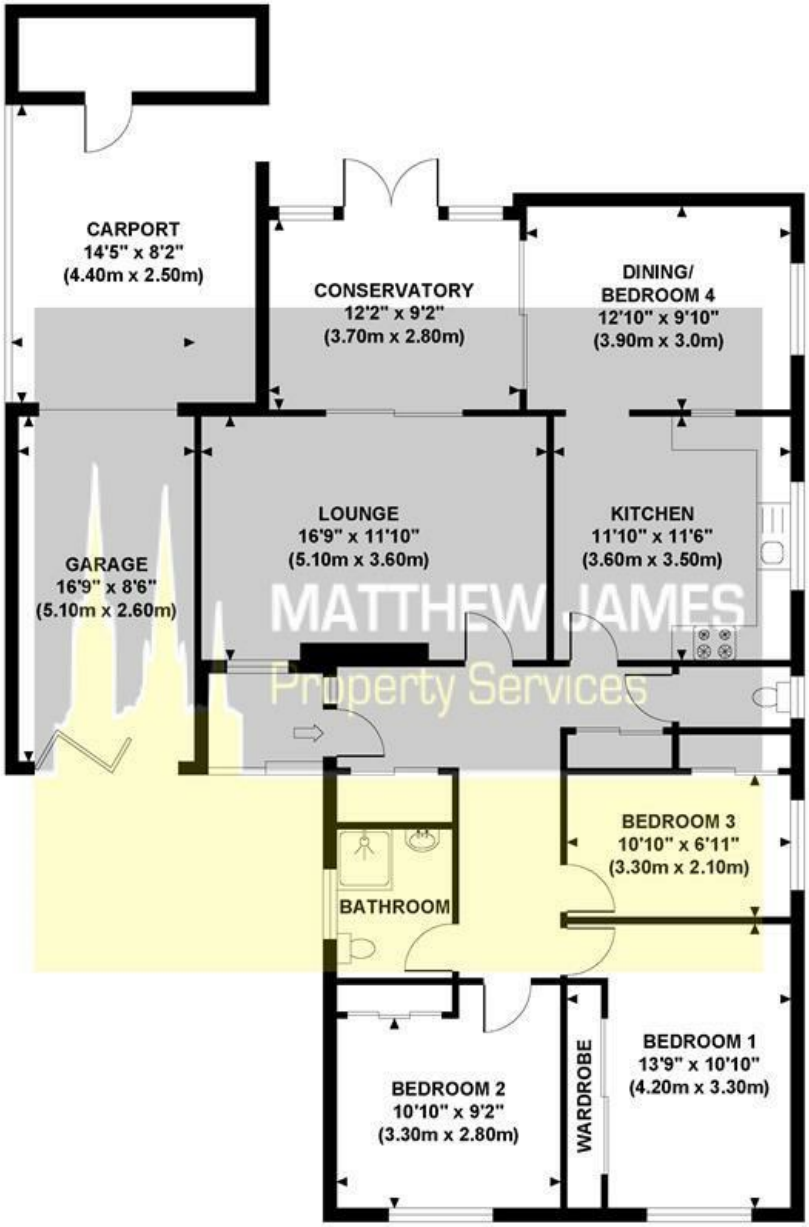
Floor Plan

ALDRIN WAY

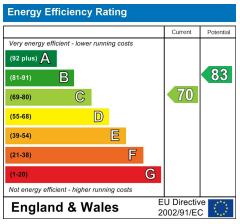
Approximate Gross Internal Area 1316 sq ft / 122.30 sq m

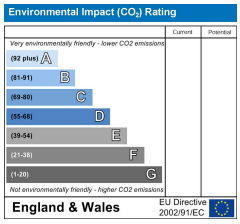


GROSS INTERNAL
FLOOR AREA 1316 SQ FT

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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