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Cannon Park Road  
Coventry CV4 7AY

# Cannon Park Road

## CV4 7AY

A UNIQUE PLOT WITH EXCEPTIONAL POTENTIAL - THIS IS A MUST SEE PROPERTY!!!

This fantastic opportunity to purchase a traditional 1930's four bedroom detached corner plot home situated in the sought after location of Cannon Park Road 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 family home comprises of a storm porch, a generously sized entrance hallway with doors leading off to a spacious living room with a beautiful feature gas fire place, there are sliding patio doors opening out to the swimming pool, there's a dining room, an home office and a beautiful open plan feature island kitchen with granite worktops, integrated appliances to include a dishwasher, space for a range master gas cooker and a fridge freezer, there is a separate utility room and doors leading out to the outstanding pool room.

The master bedroom is a great size which has been completely renovated by the current owners to accommodate an en-suite shower room and a door that leads you out to a private roof top terrace garden. There are three further double bedrooms and a modern high quality bathroom with a bath, wash basin and a low flush w/c.

From the landing there is a staircase leading you up to a really nice loft room with skylights creating lots of natural light.

Outside to the front of the property is a block paved driveway providing space for several vehicles with access to the garden from both sides. The rear garden is a great size mainly laid to lawn with mature shrubs and trees with a patio area ideal for outside entertaining.

If you are looking for a fantastic family home which has huge potential, this home must be viewed to appreciate what it has to offer.







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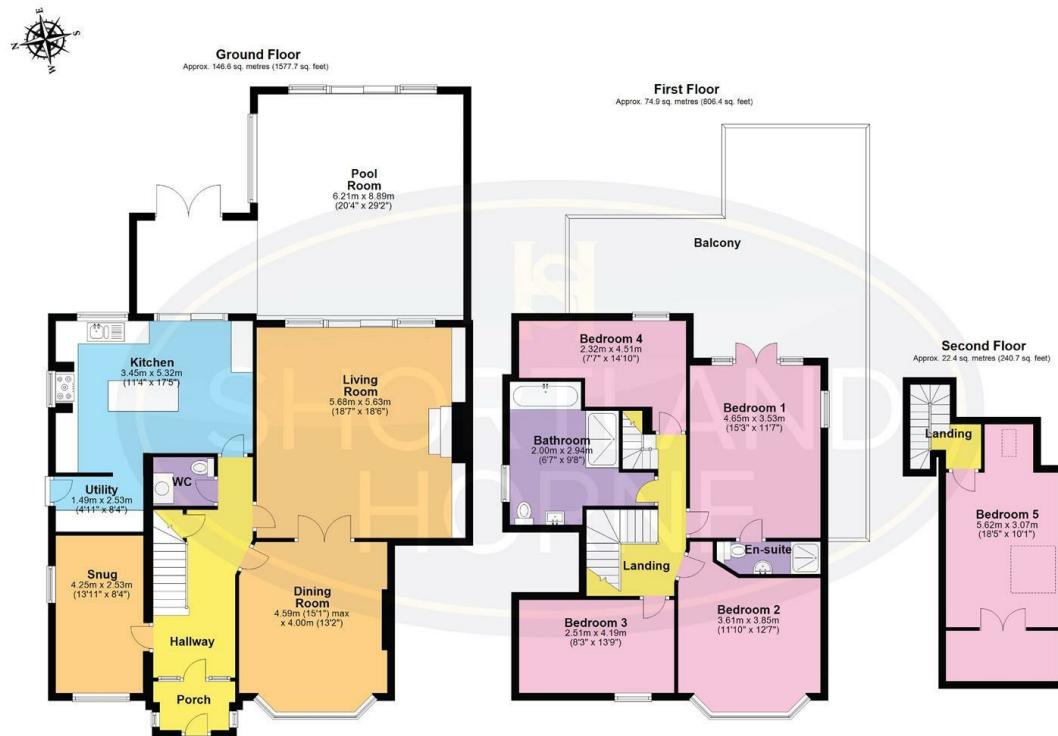


## Dimensions

	Dimensions
<b>GROUND FLOOR</b>	
<b>Bedroom Two</b>	3.61m x 3.84m
<b>Entrance Porch</b>	
<b>Bedroom Three</b>	2.51m x 4.19m
<b>Hallway</b>	
<b>Living Room</b>	5.66m x 5.64m
<b>Bedroom Four</b>	2.31m x 4.52m
<b>Kitchen</b>	
<b>Bathroom</b>	3.45m x 5.31m
<b>Utility</b>	2.01m x 2.95m
<b>Bedroom Five</b>	5.61m x 3.07m
<b>Home Office</b>	4.24m x 2.54m
<b>W/C</b>	
<b>Pool Room</b>	6.20m x 8.89m
<b>FIRST FLOOR</b>	
<b>Bedroom One</b>	4.65m x 3.53m
<b>En-Suite</b>	
<b>Garden Roof Terrace</b>	



## Floor Plan



**Total area: 2624.90 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

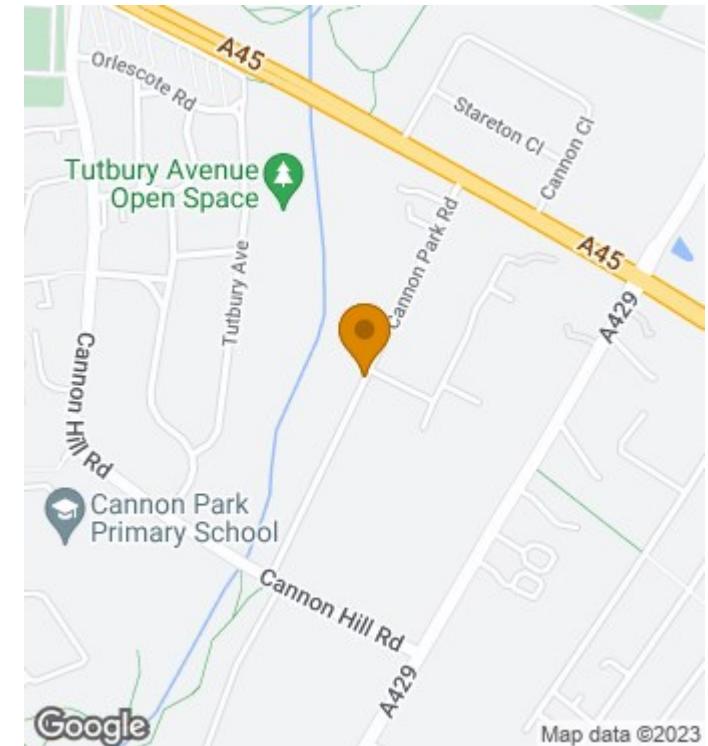
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

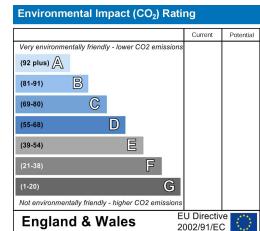
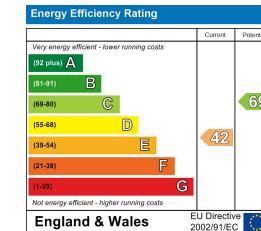
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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