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Burnsall Road
CV5 6BU

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Nestled on the desirable Burnsall Road in Canley, Coventry, this charming three-bedroom semi-detached house presents an excellent opportunity for both families and investors alike. Set on a generous corner plot, the property boasts significant potential for further extension, allowing you to tailor the space to your specific needs and preferences.

The location is particularly appealing, being in close proximity to Warwick University, making it an ideal choice for those looking to invest in a rental property or for families seeking a home in a vibrant community. The surrounding area offers a blend of local amenities, parks, and excellent transport links, ensuring convenience for daily living.

This property is offered with no chain, allowing for a smooth and efficient purchase process. Whether you are looking to create your dream home or seeking a lucrative investment opportunity, this semi-detached house on Burnsall Road is a must-see. With its potential for expansion and prime location, it is sure to attract considerable interest. Don't miss your chance to explore the possibilities this property has to offer.





University of Warwick



SH
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Dimensions

Ground Floor

Lounge

4.05 x 3.53

Kitchen/Diner

3.90 x 2.87

First Floor

Bedroom 1

3.53 x 2.95

Bedroom 2

3.20 x 2.90

Bedroom 3

2.35 x 1.93

Bathroom

Floor Plan



TOTAL FLOOR AREA: 687 sq.ft. (63.8 sq.m.) approx.
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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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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

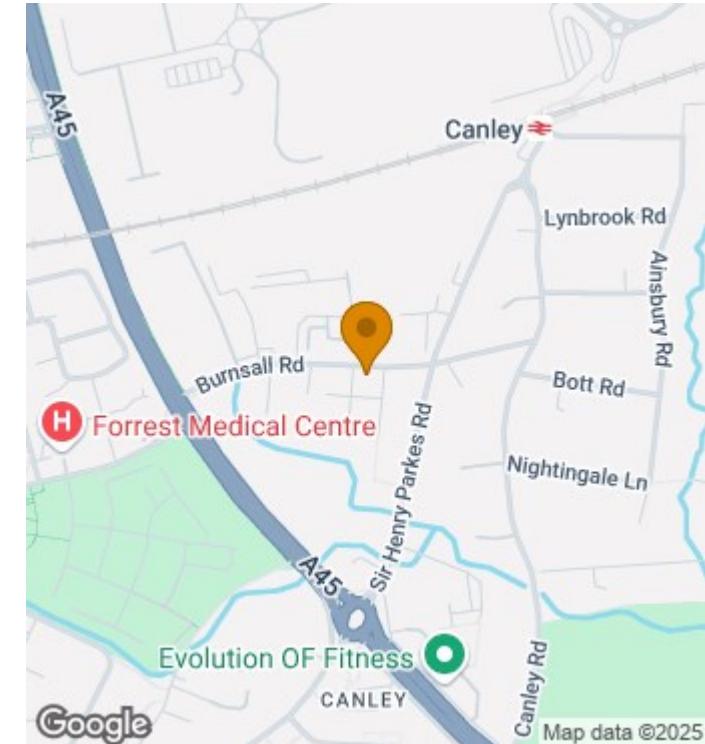
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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