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Canley Road
Canley CV5 6AR

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Nestled on the desirable Canley Road in Coventry, this charming extended semi-detached family home, built in 1950's, offers a wonderful opportunity for those seeking a spacious and inviting residence. Spanning an impressive 1,233 square feet, this extended three-bedroom property is set on a generous plot, making it perfect for families or those who enjoy outdoor space.

Upon entering, you are greeted by a welcoming recessed porch, an entrance hallway that leads to a bright and airy lounge, featuring a lovely window that overlooks the driveway. The highlight of the house is the lovely extended family kitchen diner room with sky lights, doors out to the garden and space for appliances in the kitchen. There is also a very useful downstairs shower room with W/C and a wash hand basin.

Venture upstairs to discover a family bathroom and three well-proportioned bedrooms. Two of the bedrooms are generously sized doubles, while the third serves as a comfortable single, ideal for children or guests.

Externally, the property features a tarmacadam driveway that accommodates several vehicles and grants access to the garage. The rear garden is a true highlight, fully

selling quality
property since 1995

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Custom text box
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Dimensions

GROUND FLOOR

Recessed Porch

Entrance Hallway

Lounge
3.86m x 3.61m

Family Room
3.96m x 3.12m

Kitchen/Dining Room
5.69m x 5.26m

Shower Room

FIRST FLOOR

Bedroom One
3.94m x 3.18m

Bedroom Two
3.86m x 3.12m

Bedroom Three
3.28m x 2.26m

Bathroom

OUTSIDE
5.51m x 3.07m

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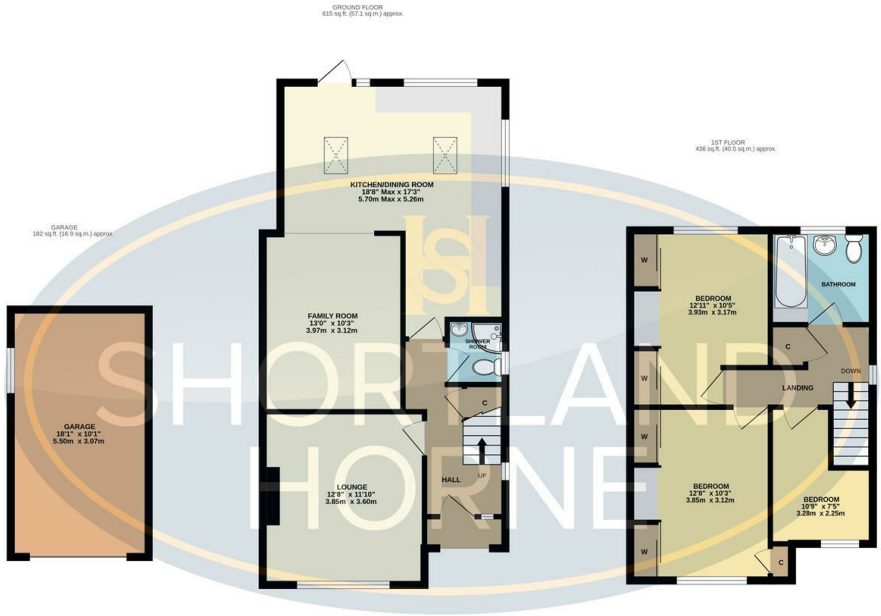
Floor Plan



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 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 ccordance with our legal responsibilities disclose the suspicion to the National Criminal 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.
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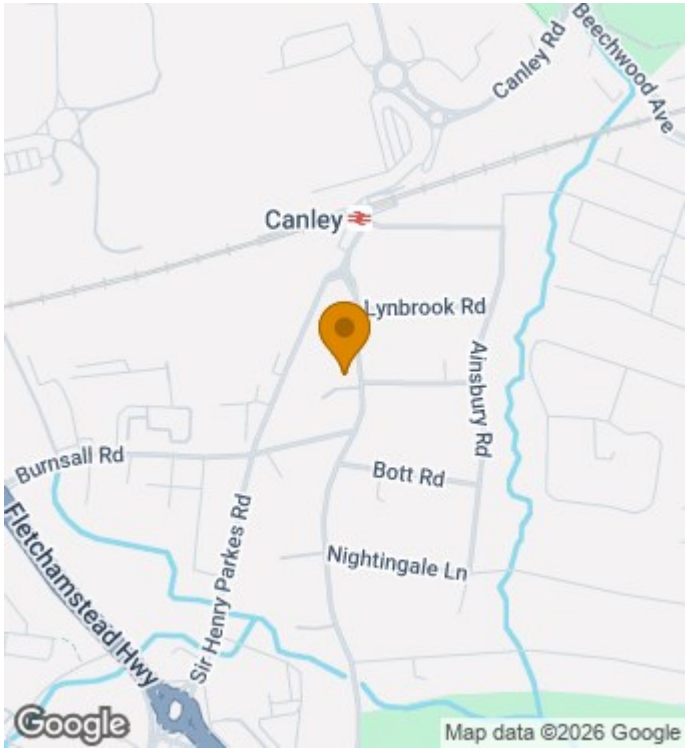
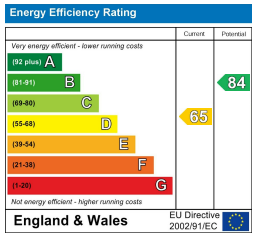
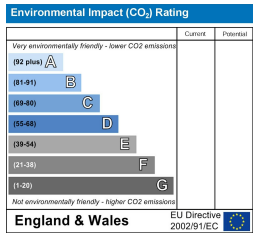
Location Map



EPC





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