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De Montfort Way
CV4 7DT

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Located in the prestigious De Montfort Way in Cannon Park, Coventry, this wonderful three-bedroom detached family home is a true gem. Boasting an impressive 1645 sq ft of living space, this property offers ample room for a growing family.

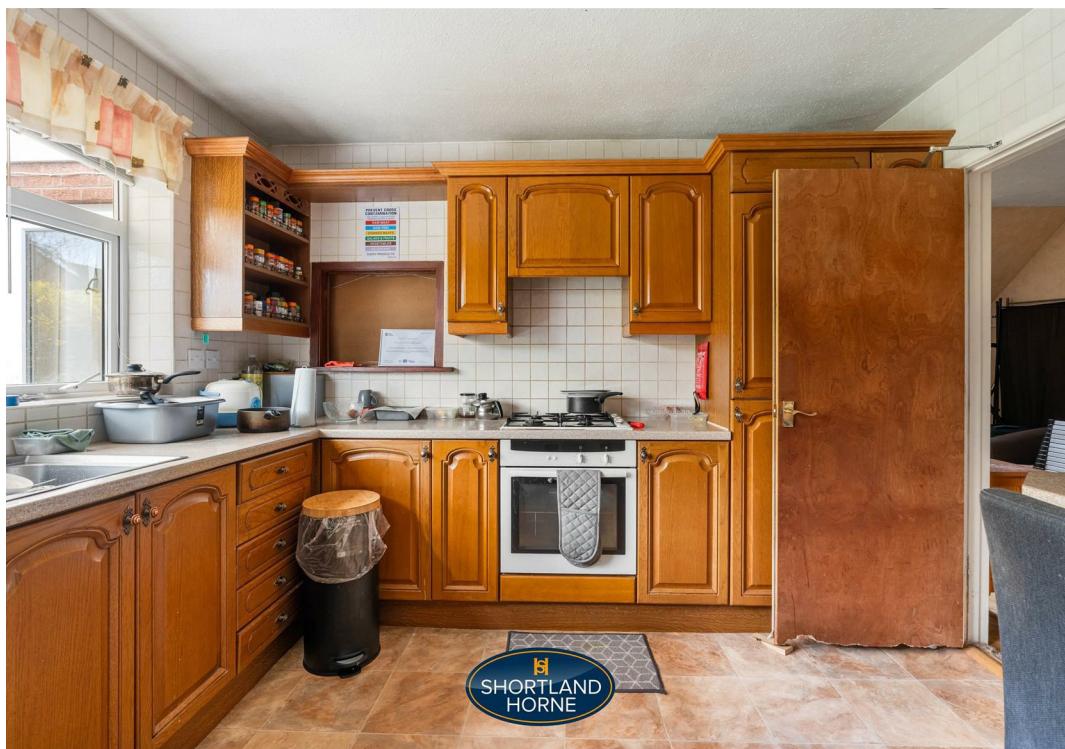
As you step inside, you are greeted by a storm porch, a spacious hallway with doors leading off to a lounge, a dining room, a sun room overlooking the rear garden which has doors opening out to the garden, a fully fitted kitchen with an integrated oven, gas hob and space for a dishwasher and fridge/freezer. There is also a very useful utility room and a W/C. The layout of this house is perfect for entertaining guests or simply relaxing with your loved ones.

The property features three bedrooms, with two of them having the added benefit of fitted wardrobes and a family bathroom.

One of the standout features of this home is the large plot it sits on, providing you with the exciting opportunity to extend the footprint even further. Imagine creating your own outdoor oasis or adding that dream home office you've always wanted.

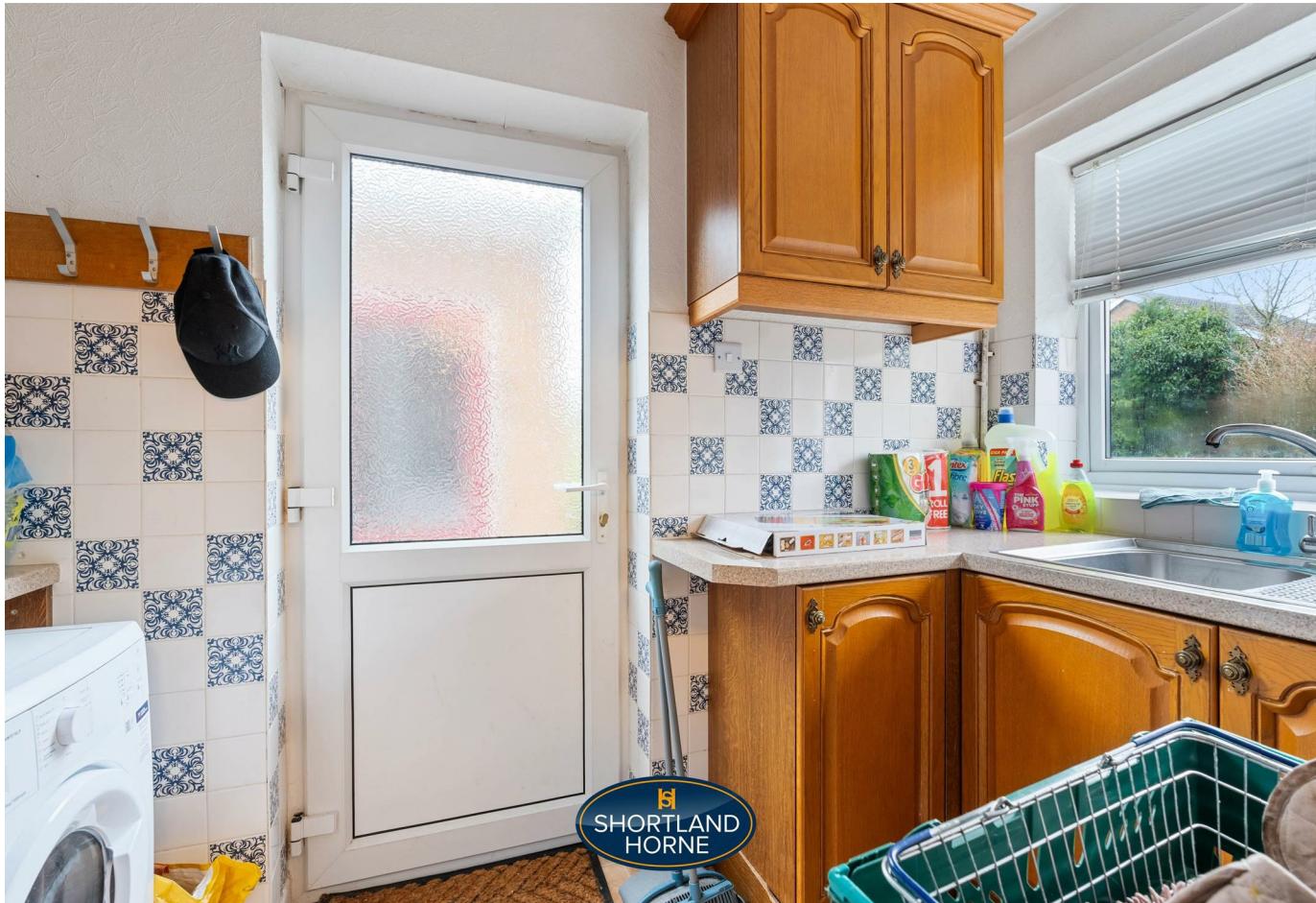
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Dimensions

GROUND FLOOR

5.41m x 5.23m

Porch

W/C

Lounge

5.46m x 3.66m

Dining Room

3.38m x 3.30m

Sun Room

3.38m x 2.29m

Kitchen

3.30m x 3.30m

Utility Room

FIRST FLOOR

Bedroom One

3.68m x 3.56m

Bedroom Two

3.33m x 3.33m

Bedroom Three

3.35m x 3.33m

Bathroom

OUTSIDE

Double Garages

Floor Plan



Total area: 1645.00 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

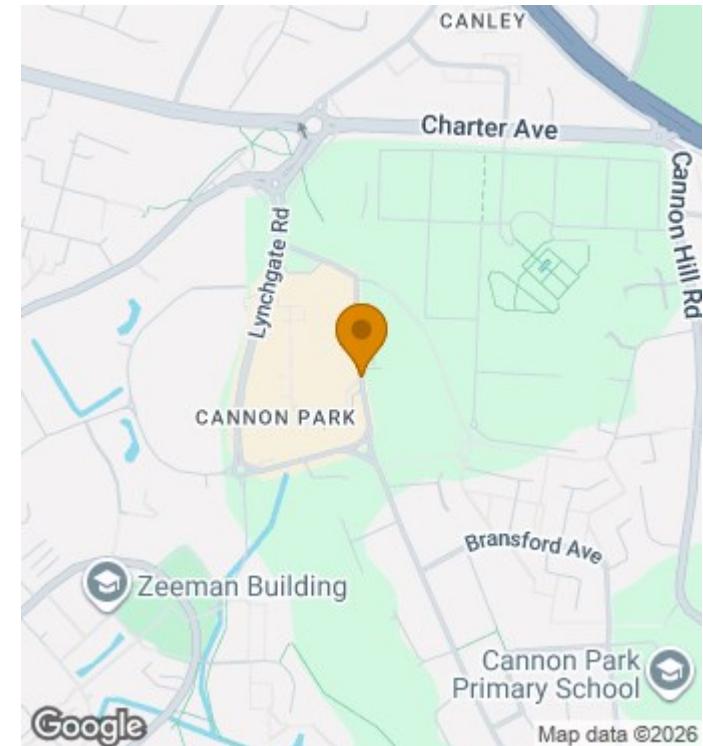
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		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
78			
59			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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