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Cannon Hill Road
Cannon Hill CV4 7AZ

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NO UPWARD CHAIN - A MUST SEE PROPERTY!!!

A fantastic opportunity to purchase a traditional 1920's four bedroom detached home situated in the sought after location of Cannon Hill Road just off the Kenilworth Road. Offered with no upward chain, 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 generous hallway with doors leading off to a downstairs shower room with a toilet and wash hand basin, a spacious living room with a bay window overlooking the front drive, a separate dining room again with lovely bay window overlooking the beautiful rear garden, both reception rooms have access to the sun room. There is a fully modern fitted breakfast kitchen/diner with integrated appliances to include double ovens, electric hob, a dishwasher and a fridge/freezer. Running off the kitchen is a very useful utility room and access to a fantastic garage and a workshop.

On the first floor you will find a family bathroom, a W/C and four generously sized bedrooms with two of these bedrooms featuring bay windows.

Outside to the front of the property is a large in and out driveway with space for several vehicles and access to a single garage. The rear garden is a great size mainly laid to lawn with mature shrubs and trees with a patio area ideal for outside entertaining. There are so many opportunities for the new buyer(s) to increase the current footprint or develop the roof space should they desire (STPC)

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.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

Parking Arrangements: In And Out Driveway

Garden Direction: South West

EPC Rating: D

Council Tax Band: G

Total Area: Approx. 2645.0 Sq. Ft

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

2.54m x 4.27m

Living Room

4.85m x 3.94m

Dining Room

3.96m x 4.55m

Sun Room

2.24m x 4.55m

Kitchen

5.56m x 3.43m

Inner Hall

2.44m x 0.97m

Utility Room

2.74m x 1.96m

W/C

2.72m x 0.81m

Garage

5.16m x 8.41m

Workshop

2.62m x 6.15m

FIRST FLOOR

Bedroom One

4.55m x 3.66m

Bedroom Two

3.96m x 4.60m

Bedroom Three

3.94m x 3.28m

Bedroom Four

2.64m x 3.15m

Bathroom

2.64m x 1.85m

W/C

1.83m x 0.97m

Landing

2.57m x 1.47m

Floor Plan



Total area: 2645.00 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 Home.

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 Home 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

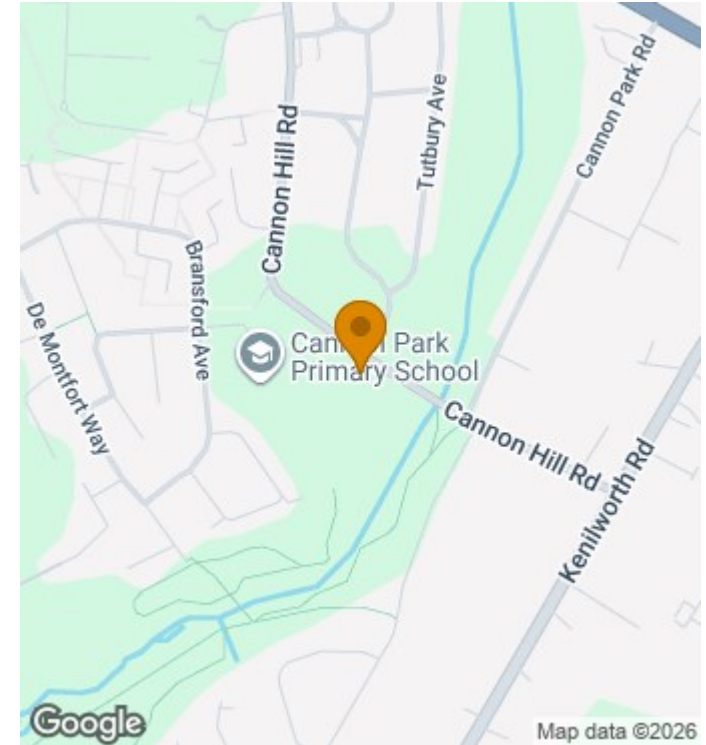
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

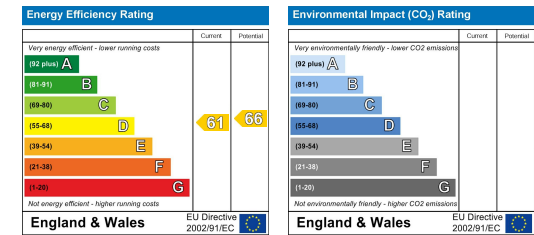
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home 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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