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**Merynton Avenue  
Cannon Hill CV4 7BL**

# Merynton Avenue

## CV4 7BL

A fantastic opportunity to purchase a double bay four bedroom semi detached home situated in the highly sought after location of Merynton Avenue, just off the Kenilworth Road. This property is ideally situated within easy reach of Kenilworth, Warwick University, War Memorial Park, Coventry Railway Station, good local schools and local amenities. Its location benefits from good transport links via the A45 and A46 (leading to M6, M42, M40, M69 motorways).

Briefly this family home comprises of an entrance porch, a large entrance hallway leading through to a spacious dining room with a bay window overlooking the front garden, a separate lounge with French doors opening out to the rear garden, a fully fitted kitchen, utility room and a downstairs cloakroom with access to the integral garage.

On the first floor you will find a family bathroom, three double bedrooms with the master bedroom featuring en-suite facilities and a generously sized single bedroom completes the first floor.

The loft is partly boarded with a skylight and a pull down ladder.

The rear garden is a great size mainly laid to lawn with a pond, mature shrubs and trees. There is also a good sized patio area ideal for outside entertaining. To the front of the property is a large tarmacadam driveway with space for several vehicles. There is an attached single garage with internal access and further potential and extensions (STPP).

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.









## Dimensions

**Ground Floor**

**Bedroom Three**

**4.24 x 4.27**

**Entrance Porch**

**Bedroom Four**

**2.49 x 3.00**

**Dining Room**

**4.24 x 3.61**

**Family Bathroom**

**1.79 x 2.45**

**Living Room**

**4.32 x 3.61**

**Kitchen**

**3.81 x 2.72**

**Utility Area**

**W/C**

**Garage**

**5.10 x 2.55**

## FIRST FLOOR

**Bedroom One**

**5.71 x 2.54**

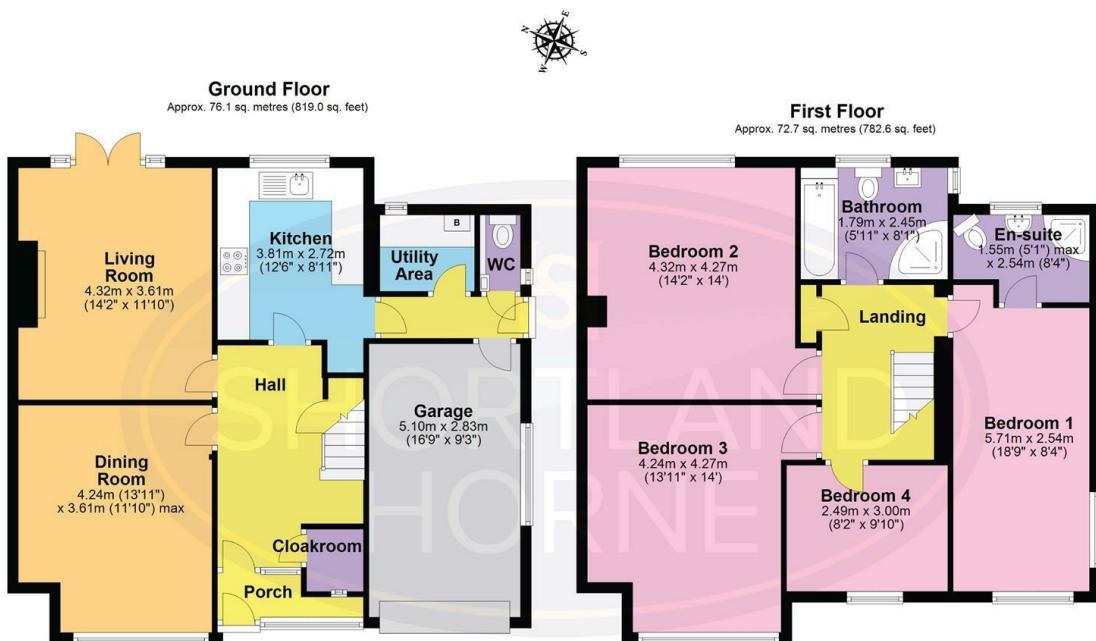
**En-Suite**

**1.55 x 2.54**

**Bedroom Two**

**4.32 x 4.27**

## Floor Plan



Total area: approx. 148.8 sq. metres (1601.6 sq. feet)

**DISCLAIMER -** Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1601.60 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

**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

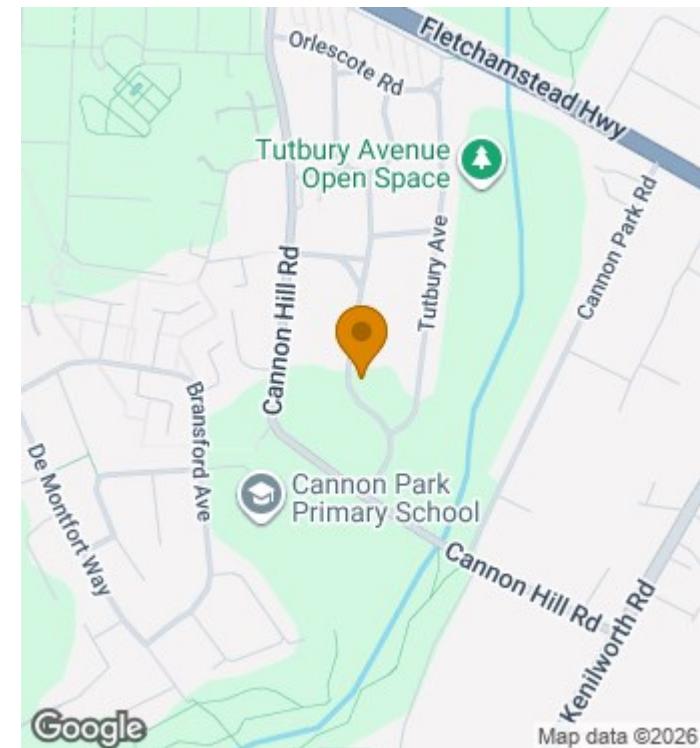
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

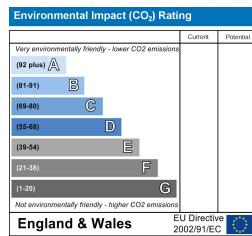
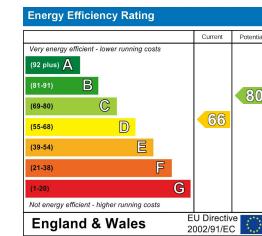
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA to notify you that we will receive a referral fee. The fees for these services will vary depending on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

Shorland 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 Shorland Horne will receive up to 50% of any commissions earned. You do not have to use the services 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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