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Cannon Hill Road  
CV4 7DF



## Cannon Hill Road

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A fantastic opportunity to purchase a traditional four bedroom semi-detached home situated in the sought after location of Cannon Hill Road just off the Kenilworth Road, 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 large hallway leading through to a spacious living room, separate dining room, a fully fitted kitchen/breakfast room, a W/C and access to the integral garage.

On the first floor you will find four bedrooms with three of the bedrooms being doubles and the bigger double bedroom benefitting from built in wardrobes and featuring an en-suite shower room. There is a single bedroom and a family bathroom that completes the first floor.

There is an added benefit with the loft being fully boarded with a pull down ladder which has been rejoiced to add extra support, there is also a large Velux window.

Outside to the front of the property is a large block paved driveway with space for several vehicles and access to the electric doored 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 and access to a brilliant summer house.

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

#### Hallway

#### Living Room

4.80m x 3.78m

#### Dining Room

3.71m x 3.30m

#### Breakfast Room

2.41m x 2.41m

#### Kitchen

5.38m x 3.07m

#### W/C

#### Integrated Garage

5.79m x 3.07m

### FIRST FLOOR

#### Bedroom One

5.72m x 2.79m

#### En-Suite

1.91m x 3.07m

#### Bedroom Two

4.78m x 3.63m

#### Bedroom Three

3.73m x 3.30m

#### Bedroom Four

2.06m x 2.11m

#### Bathroom

1.91m x 2.41m



Floor Plan



Total area: approx. 150.6 sq. metres (1620.9 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: 1620.90 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

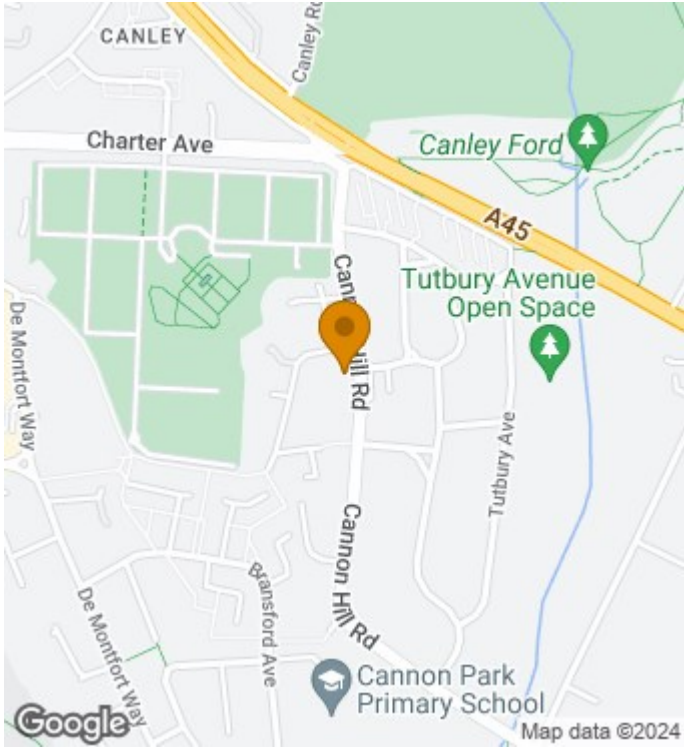
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

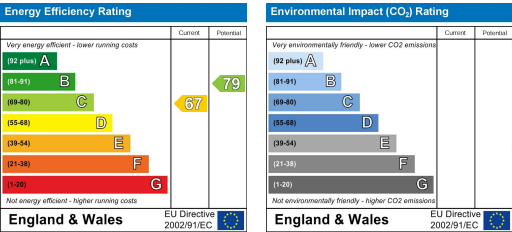
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices 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



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