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Canley Road
CV5 6AQ

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Occupying a generous plot in a highly desirable residential setting, this substantial executive detached home offers almost 2,000 sq. ft. of beautifully proportioned accommodation, ideally suited to modern family living. With five bedrooms, three bathrooms, multiple reception areas and a large open-plan kitchen/dining room, the property combines space, versatility and practicality in equal measure.

The ground floor is centred around a welcoming entrance hall which provides access to all principal rooms. A superb dual-aspect living room extends in excess of 23 feet, creating an impressive yet comfortable family space with feature bay window and French doors opening onto the rear garden. The heart of the home is undoubtedly the expansive kitchen/dining room, measuring over 22 feet in length and offering ample space for entertaining, family dining and everyday living. French doors lead directly into a delightful conservatory, providing additional reception space and enjoying attractive views over the garden.

Further ground floor accommodation includes a useful study, ideal for home working, a guest cloakroom/WC and internal access to the integral garage.

Location

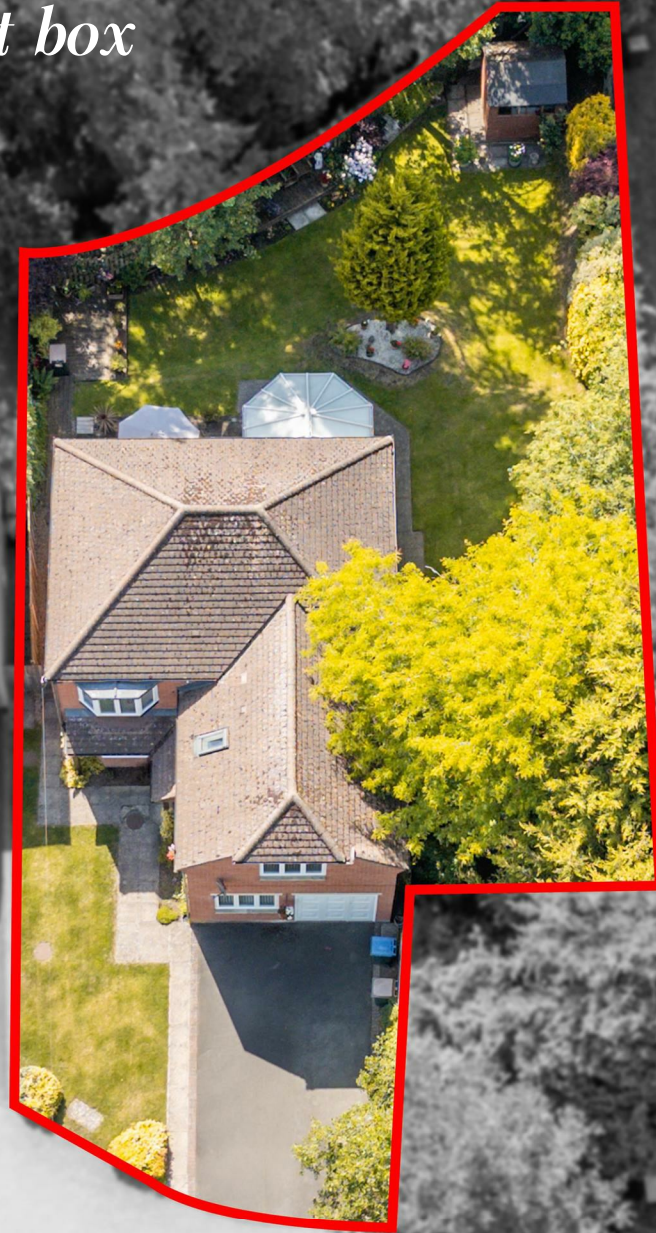
Canley Road is situated in a popular residential area on the south-west side of Coventry, offering excellent access to local amenities, well-regarded schools, transport links and major road networks. The property is conveniently positioned close to the University of Warwick and the sought-after Earlsdon and Cannon Park areas.

A wide range of everyday shopping facilities can be found nearby, including the established Cannon Park Shopping Centre, which offers a supermarket, retail outlets, cafés and other essential services. Additional convenience shopping is available at Canley Shopping Centre, while Coventry City Centre is approximately 3 miles away and provides extensive shopping, leisure and dining facilities.

The area is well served by a selection of schools for all age groups, including Canley Community Primary School, Mount Nod Primary School and The Westwood Academy, making it particularly attractive to families.

For commuters, the property enjoys excellent transport connections. Canley Railway Station is within easy reach, providing direct services to Coventry, Birmingham and London. The nearby A45 offers quick access to the A46, M6, M40 and M42 motorway networks, making travel throughout the Midlands and beyond straightforward. Coventry City Centre, Birmingham Airport, Birmingham International Railway Station and the NEC are all readily accessible by road.

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Dimensions

GROUND FLOOR

Bedroom Four
3.12m x 2.90m

Entrance Hallway

Bedroom Five
2.64m x 2.59m

Living Room
7.21m x 4.04m

Kitchen/Diner
6.73m x 4.62m

Bathroom
3.51m x 1.70m

Conservatory
3.84m x 3.15m

Study
2.69m x 2.41m

W/C

Garage
5.16m x 2.49m

FIRST FLOOR

Bedroom One
5.03m x 3.51m

En-Suite

Bedroom Two
3.51m x 3.33m

Bedroom Three
3.12m x 3.05m



Floor Plan



Total area: approx. 182.7 sq. metres (1966.6 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: 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

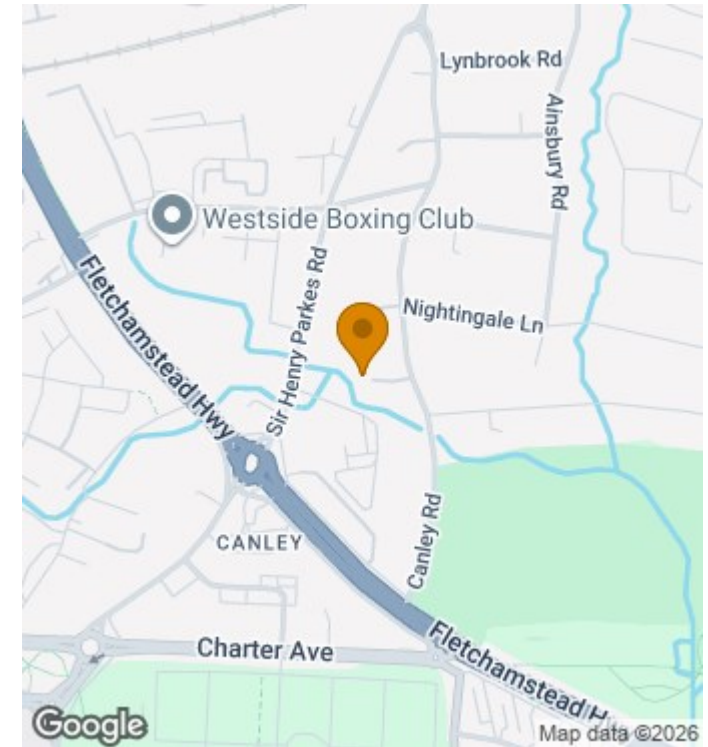
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

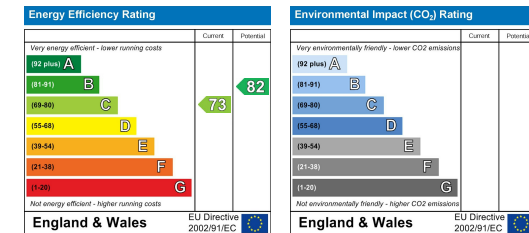
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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