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Merynton Avenue
CV4 7BN

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Nestled on the highly desirable Merynton Avenue in Coventry, this substantial semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Spanning approximately 2,598 square feet, this beautifully presented residence boasts six well-appointed bedrooms and five modern bathrooms, making it a rare find in the area.

Upon entering, you are greeted by a welcoming hallway that leads to a generous main living room, perfect for both relaxation and entertaining. The room features doors that open onto the private rear garden, seamlessly blending indoor and outdoor living. At the heart of the home lies a stunning open-plan kitchen and dining area, thoughtfully designed for contemporary family life and social gatherings. An additional reception room, currently used as a family room, adds to the home's appeal.

The first floor is home to a selection of spacious bedrooms, several of which benefit from en-suite facilities, alongside a stylish family bathroom that caters to the needs of a growing family. Ascending to the second floor, you will find an additional bedroom suite complete with an adjoining playroom, ideal for teenagers, guests, or as a dedicated workspace.

THE LOCATION

Situated within the popular and convenient South Coventry location of Canon Hill, this ideal location offers easy access to well regarded local schooling, the A45, The University of Warwick, Kenilworth and Coventry itself.

With Cannon Park Primary School within walking distance, Stivichall Primary, Finham Secondary School and Bishop Ullathorne are all less than one mile from the address.

Local and protected parkland sits directly opposite so dog walkers, runners and simply those who enjoy the great outdoors will not be disappointed. In fact the walks through the neighboring parkland stretch towards The University of Warwick, Kenilworth Greenway and beyond.

Local and convenient shopping can be found at Cannon Park itself where Tesco, Aldi, Boots and many other retailers can be found.

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Dimensions

GROUND FLOOR

Entrance Hallway

Family Room

4.19m x 3.25m

Lounge

5.92m x 4.19m

Kitchen/Dining Room

5.49m x 5.23m

Utility Room

Garage

5.79m x 4.19m

W/C

FIRST FLOOR

Bedroom One

4.62m x 4.27m

En-Suite

Bedroom Two

4.39m x 2.39m

En-Suite

Bedroom Three

3.51m x 3.40m

Bedroom Four

3.61m x 3.28m

Bathroom

SECOND FLOOR

Bedroom Five

5.21m x 3.33m

Bathroom

Bedroom/Playroom

2.92m x 2.31m

OUTSIDE

Annex/Garden Room

W/C

Floor Plan



TOTAL FLOOR AREA: 2598 sq.ft. (241.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 2598.00 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

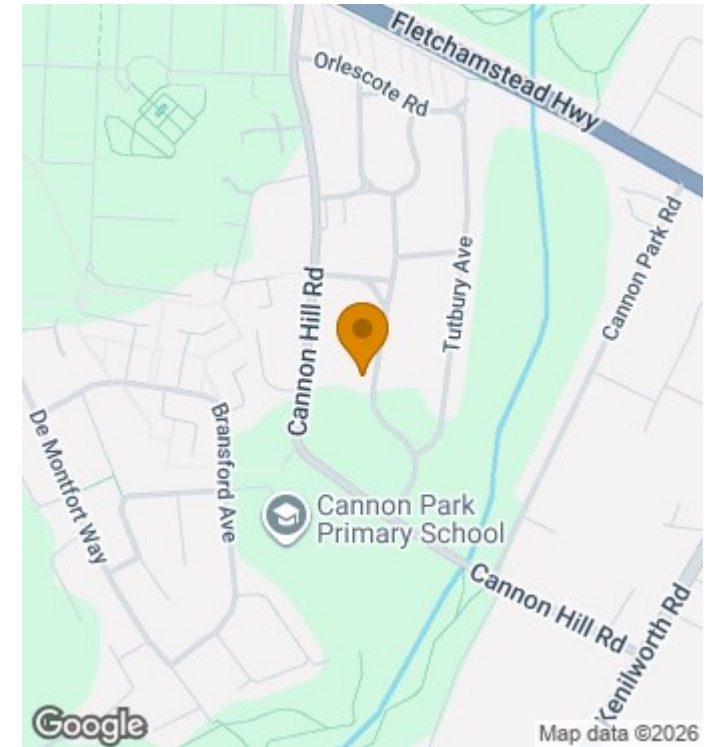
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

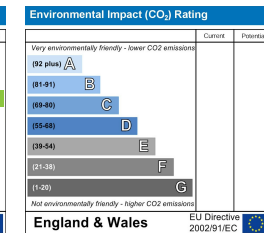
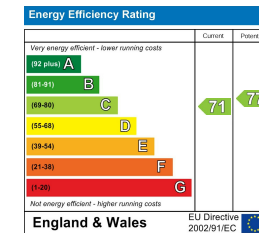
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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