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Property Experts



Canley Road
CV5 6AQ

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Nestled on the desirable Canley Road in Coventry, this charming semi-detached family home, built in 1939, offers a wonderful opportunity for those seeking a spacious and inviting residence. Spanning an impressive 1,071 square feet, this extended three-bedroom property is set on a generous plot, making it perfect for families or those who enjoy outdoor space.

Upon entering, you are greeted by a welcoming porch in to a hallway that leads to a bright and airy lounge, featuring a lovely bay window that overlooks the driveway. The separate dining room has a set of French doors that open out to the garden. The Kitchen is fully fitted with space for appliances, there is a utility room with access to a W/C.

Venture upstairs to discover a family bathroom and three well-proportioned bedrooms. Two of the bedrooms are generously sized doubles, while the third serves as a comfortable single, ideal for children or guests.

Externally, the property features a tarmacadam driveway that accommodates several vehicles and grants access to the garage. The rear garden is a true highlight, fully enclosed and generously sized, complete with a patio area that is perfect for outdoor entertaining or simply enjoying the fresh air.

Located within walking distance to the train station and close to local schools, shops, and the A46, this home is ideally situated for both convenience and community. While some may consider the property in need of slight updating and modernising, this presents a fantastic opportunity to personalise and create your dream home. Don't miss the chance to make this much-loved family residence your own.

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property since 1995




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Dimensions

GROUND FLOOR

Entrance Porch

Hallway

Lounge

3.48m x 3.48m

Dining Room

3.61m x 3.20m

Kitchen

2.49m x 1.91m

Utility Room

W/C

FIRST FLOOR

Bedroom One

3.66m x 3.25m

Bedroom Two

3.61m x 3.23m

Bedroom Three

2.54m x 1.91m

Bathroom

Floor Plan



Total area: 1071.00 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.

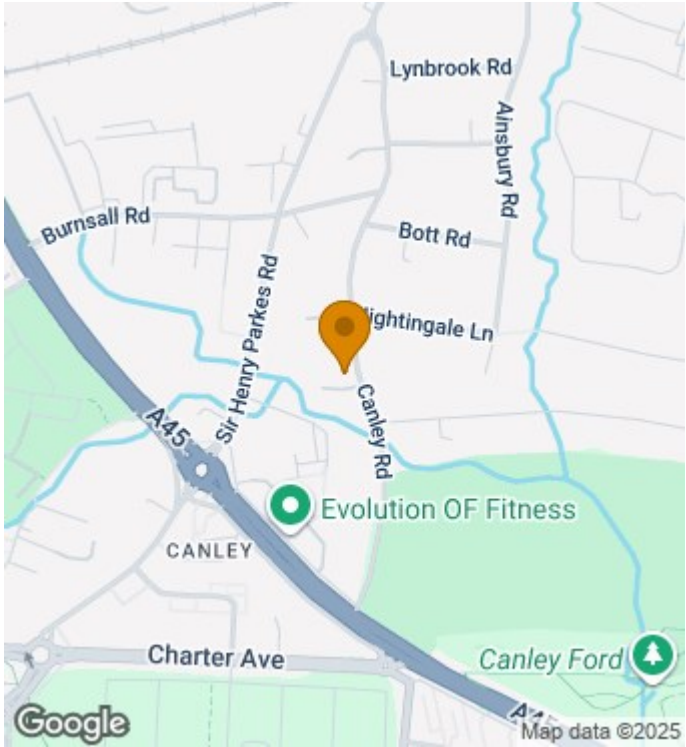
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

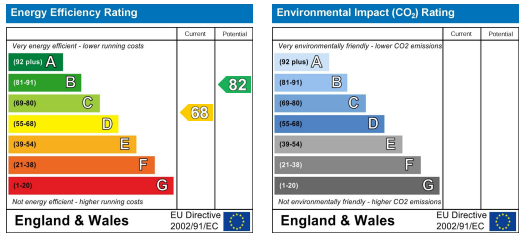
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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