
SHORTLAND
HORNE
Trusted
Property Experts
SHORTLAND
HORNE
Canley Road
Canley CV5 6AR

Canley Road
CV5 6AR

Welcome to this stunning four-bedroom semi-detached family home on Canley Road in Coventry! This lovely property has been fully renovated and is ready to welcome its new owners with open arms.

Situated in the desirable location of Canley Road, Beechwood Gardens, this home is conveniently close to local amenities such as schools, shops, the A46, Jaguar Landrover, and the War Memorial Park. Not to mention, it's just a short stroll away from the train station, making commuting a breeze.

As you step inside, you are greeted by a welcoming storm porch and an entrance hallway leading to a spacious lounge with a bay window offering views of the driveway. The separate dining room opens up to a conservatory overlooking the rear garden, creating a perfect space for relaxation. The fully modern fitted kitchen boasts a feature island, integrated appliances, and a utility room with access to the garage.

Upstairs, the property features two shower rooms and four well-appointed bedrooms, with three of them being doubles with built-in wardrobes, while the fourth bedroom is a good-sized single, providing ample space for the whole family.

Outside, the front of the property boasts a block paved driveway with parking for several vehicles and access to the garage. The fully enclosed rear garden is generously sized, featuring a patio area that is perfect for outdoor entertaining or simply enjoying some fresh air.

Don't miss out on the opportunity to make this beautiful extended family home your own. Contact us today to arrange a viewing and start envisioning your future in this wonderful property on Canley Road!

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Currently Rented Out (No Chain)
Parking Arrangements: Driveway
Garden Direction: East
EPC Rating: D
Council Tax Band: D
Total Area: Approx. 1652.0 Sq. Ft

selling quality
property since 1995




SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE







Dimensions

GROUND FLOOR

Storm Porch

Hallway

Dining Room
3.63m x 3.63m

Lounge
5.77m x 3.33m

Conservatory
3.66m x 2.97m

Kitchen/Breakfast Room
4.70m x 3.20m

Utility Room

W/C

Garage
6.10m x 2.67m

FIRST FLOOR

Bedroom
4.24m x 2.72m

Shower Room

Bedroom
3.66m x 3.66m

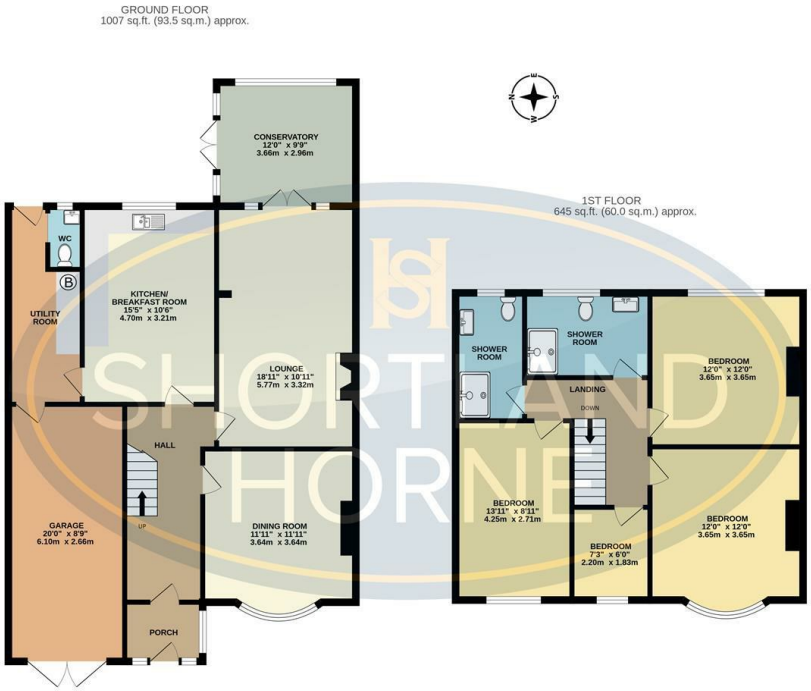
Bedroom
3.66m x 3.66m

Shower Room

Bedroom
2.21m x 1.83m

shortland-horne.co.uk

Floor Plan



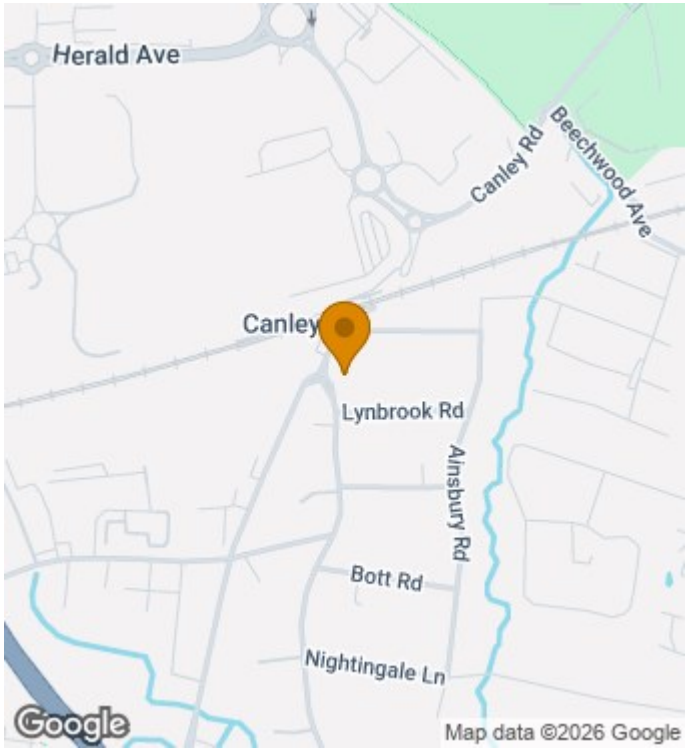
Total area: sq ft

Disclaimer

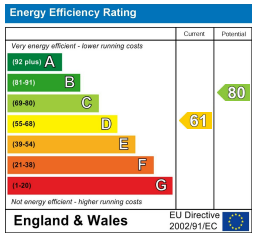
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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 ccordance 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.

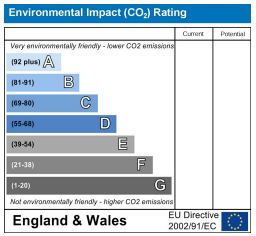
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC





02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts