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Stare Green
Cannon Park CV4 7DN

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Occupying a particularly generous plot, this spacious semi-detached bungalow offers an excellent amount of accommodation arranged predominantly across the ground floor, with the added benefit of a converted upper level. Offering plenty of versatility and further potential, the property represents a fantastic opportunity for buyers looking for a home with generous proportions both inside and out.

The accommodation is centred around an impressive living room, providing a superb main reception space with ample room for a variety of furniture. There is also a separate dining room, creating an ideal setting for family meals and entertaining, while the kitchen is positioned conveniently alongside and provides access to the outside.

The ground floor also features a well-proportioned bedroom, a family bathroom and central hallway, giving the property the flexibility required for predominantly single-level living.

A staircase rises to the converted first floor where a further generous bedroom can be found, together with a separate WC and useful eaves storage. This additional floor

Overall, this is a spacious and versatile semi-detached bungalow offering approximately 1,003 sq ft of accommodation, combining generous living spaces, two bedrooms across two floors and, most importantly, a fantastic plot that gives the property enormous appeal and potential.

Stare Green is a pleasant residential cul-de-sac situated within the popular Cannon Park area on the south-western side of Coventry, offering an excellent balance of quiet residential living and convenient access to a wide range of amenities. The location is particularly well suited to families, professionals and those requiring easy access to the University of Warwick.

Everyday shopping is extremely convenient, with Cannon Park Shopping Centre located just a short distance away and providing a good selection of shops, supermarkets, cafés and everyday services. The area is also well placed for access into Coventry city centre, while nearby Earlsdon provides a further choice of independent shops, cafés, restaurants and bars.

Families are well catered for with a number of schools in the surrounding area. Cannon Park Primary School is approximately 0.2 miles away, while Bishop Ullathorne Catholic School, The Westwood Academy and Finham Park School are also within the wider vicinity. Prospective purchasers should always check individual school admissions and catchment requirements directly with the relevant authority.

For commuters, the property is conveniently positioned for access to the A45,

selling quality
property since 1995




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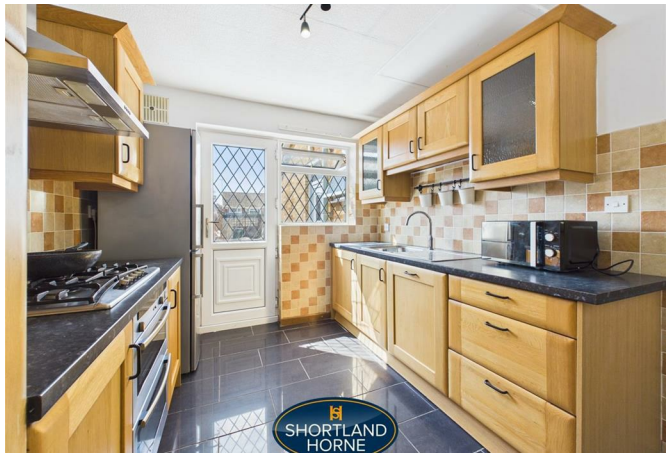

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Dimensions

GROUND FLOOR

Entrance Hallway
0.79m x 3.43m

Living Room
5.97m x 5.16m

Kitchen
2.72m x 3.48m

Dining Room
2.67m x 3.28m

Bedroom
3.18m x 4.14m

Bathroom
1.70m x 1.80m

FIRST FLOOR

Bedroom
4.67m x 3.02m

W/C
0.99m x 1.60m

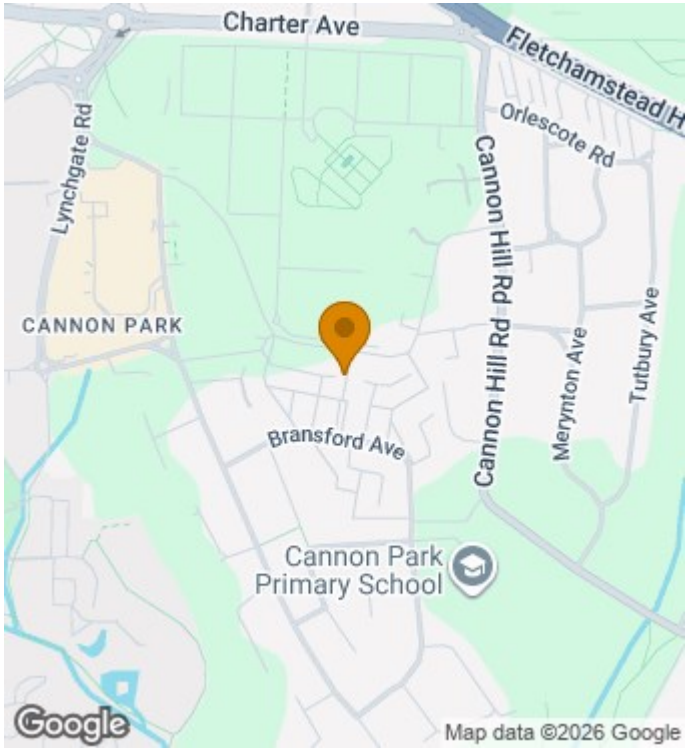
Eaves Storage
3.07m x 1.91m

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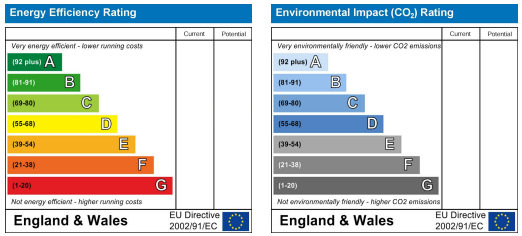
Floor Plan



Location Map



EPC



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.

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