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Cannon Hill Road
CV4 7BS

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Recently refurbished and offered with no upward chain!!!

Nestled within a generous, sun-drenched plot in the sought-after Cannon Hill area of South Coventry, this spacious and immaculately presented detached dormer bungalow offers a rare blend of versatility, comfort, and style. Boasting three to four bedrooms and three bathrooms, this unique home is as practical as it is charming.

The ground floor welcomes you with a useful porch and entrance hallway, leading to a versatile snug or optional fourth bedroom, a modern shower room, a utility room, and a bright, spacious lounge with views of the lush rear garden. The fully fitted kitchen is thoughtfully designed for both everyday living and entertaining, with direct access to a very useful utility. There is also an integral garage.

Upstairs, three generously sized bedrooms await, two of which feature their own private en-suite bathrooms ideal for families or guests.

Outside, the property truly shines. The gardens beautifully wrap around the home, offering a perfect balance of manicured lawn and driveway space at the front, with ample parking for three vehicles. The private, east-facing rear garden is mature and tranquil, featuring well-maintained lawns and inviting seating areas ideal for relaxing or entertaining.

Additional features include modern gas central heating and double glazing throughout, enhancing the home's efficiency and comfort.

Whether you're looking to upsize, downsize, or simply step sideways into something special, this exceptional property represents a rare opportunity in a highly desirable location.

Positioned in the ever-popular Cannon Hill area, this home benefits from excellent transport links via the A45, and is within easy reach of Coventry city centre, Kenilworth, and The University of Warwick. Outstanding local schooling is nearby, including Cannon Park Primary (within walking distance), as well as Stivichall Primary, Finham Park, and Bishop Ullathorne Secondary—all less than a mile away.

With protected parkland just across the road, outdoor enthusiasts will enjoy scenic walks toward the University of Warwick and the Kenilworth Greenway. Everyday conveniences are within easy reach at Cannon Park Shopping Centre, featuring Tesco, Aldi, Boots, and a variety of other retailers.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Bedroom
2.11m x 2.01m

Bathroom/En-suite

Porch

Entrance Hallway

Snug/Dining Room

3.96m x 2.84m

Shower Room

Utility

Lounge

5.00m x 4.47m

Kitchen/Breakfast Room

3.99m x 3.81m

Garage

5.51m x 3.45m

FIRST FLOOR

Bedroom

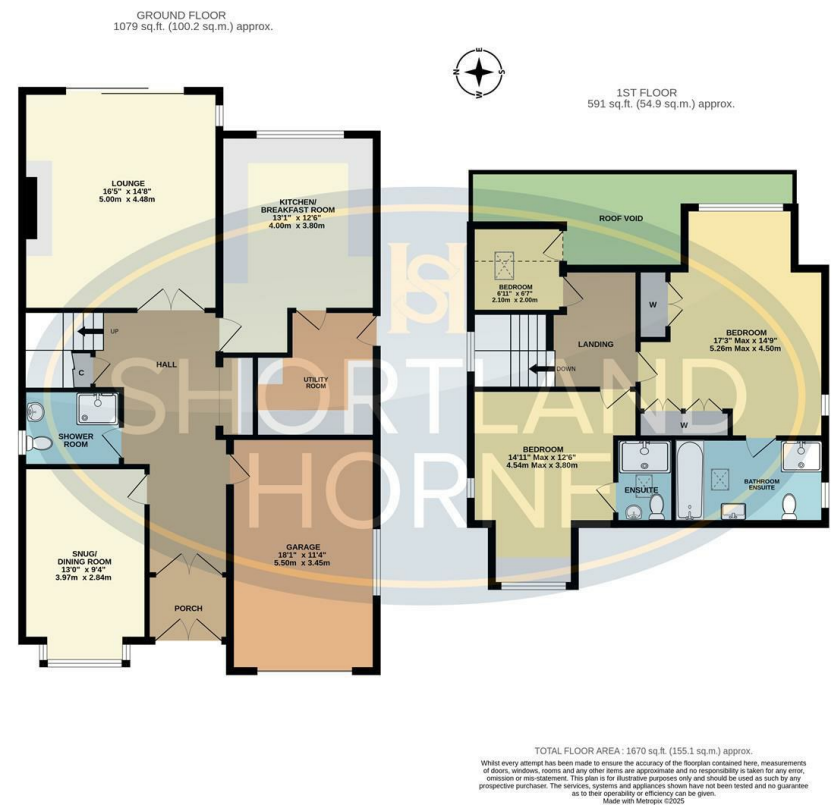
4.55m x 3.81m

En-Suite

Bedroom

5.26m x 4.50m

Floor Plan



Total area: 1670.00 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.

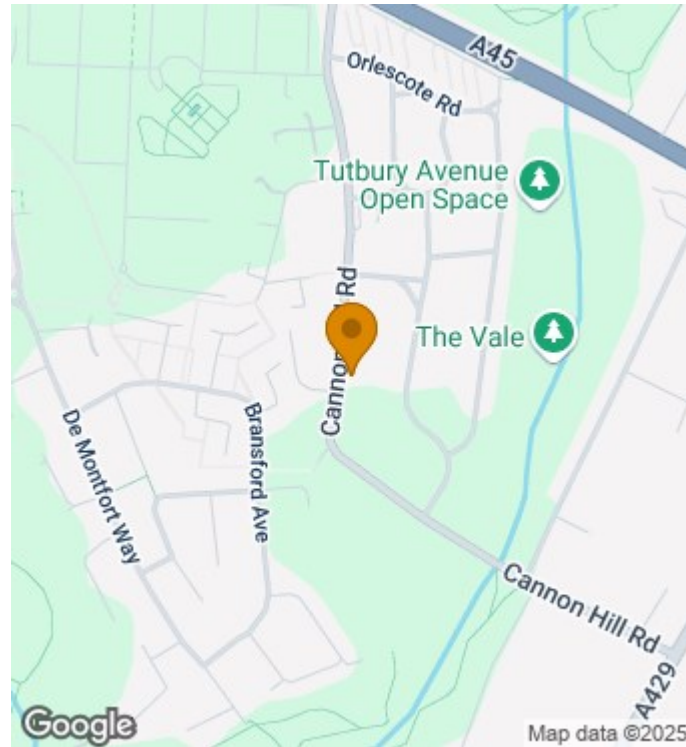
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

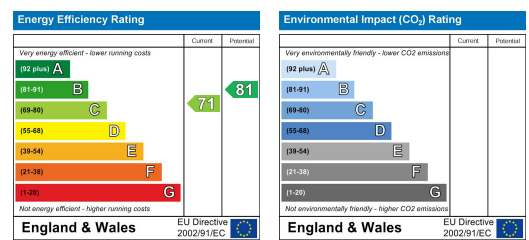
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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