



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN COVENTRY
(SUBURBS)



Cannon Close
Cannon Hill, Coventry



Cannon Close

Cannon Hill, Coventry, CV4 7AS

A delightful detached family residence situated within this sought after and idyllic location backing onto local allotments. The property is well located for Warwick University and Coventry Railway Station and is only a short distance from the beautiful War Memorial Park. The centrally heated and double glazed accommodation comprises; entrance porch, hallway, cloakroom, splendid lounge to the rear with feature fire and doors leading out to the rear garden, separate dining room, attractively fitted kitchen/breakfast room and utility room. On the first floor there are four bedrooms, family bathroom, shower room and stairs leading to a loft room/occasional bedroom. To the front of the property there is a tarmac driveway leading to a useful store, flower borders, courtesy lighting and brick block pathway leading to the front door. The rear garden is a particular feature of this property being mainly laid to lawn and surrounded by stocked flower borders having an abundance of shrubs and trees. There is a delightful patio area, summer house to the rear, which would make an ideal home office/gym, and the gardens enjoy backing onto local allotments.





Approach

Having a part glazed door leading to,

Entrance Porch

Having a tiled floor, and glazed front entrance door leading to.

Hallway

Having an oak panel floor, dog leg staircase leading to the first floor, radiator, dado rail, coved ceiling cornice, power and ceiling light point.

Ground Floor Cloakroom

Having a wash hand basin with mixer tap and storage cupboard below, low level WC, understairs recess, side uPVC opaque double glazed window, tiling around the WC and basin areas in modern complimentary ceramics, radiator, floor covering and ceiling light point.

Living Room (Rear)

18'1" x 13'6" (5.51m x 4.11m)

Having a feature chimney breast with gas burner set onto a raised hearth with beam over with side uPVC opaque window to one side, radiator, rear uPVC French double glazed double opening doors leading out to the attractive patio area and rear garden, oak floor, TV aerial point, power, two wall light points, coved ceiling cornice, ceiling rose and light point.

Separate Dining Room

13'3" into bay window x 12'2" (4.04m into bay window x 3.71m)

Having a front uPVC leaded double glazed bay window with feature top leaded light panels, radiator, power, coved ceiling cornice and ceiling light point.

Attractively Fitted Kitchen/Breakfast Room

17'2" x 12' (5.23m x 3.66m)

Comprising; roll top work surfaces to two sides, inset astralite bowl and a quarter single drainer sink unit with swan neck mixer tap over, comprehensive range of base units, drawers and wall mounted cupboards, fitted 'Rangemaster' cooker with glass splashback and canopy over housing the fan/light, space and plumbing for dishwasher and fridge freezer, side and rear uPVC double glazed windows, part-opaque double glazed door leading outside, floor covering, radiator, power and ceiling light point.

Utility Room

Comprising; single drainer stainless steel sink unit with drawer and base unit below, adjacent roll top work surface, space and plumbing for automatic washing machine and tumble dryer, space for fridge freezer, side uPVC opaque double glazed window, part-glazed door leading outside, floor

covering, power, ceiling light point and door leading to store (former garage).

Half Landing

Having a feature leaded light secondary double glazed window and stairs leading to:

Landing

Having door with stairs leading to the loft room, power and light.

Bedroom One (Front)

13'5" x 13'1" (4.09m x 3.99m)

Having a front and side uPVC leaded double glazed window, two useful built-in storage cupboards, radiator, power and ceiling light point.

Bedroom Two (Rear)

13'5" x 12'1" (4.09m x 3.68m)

Having a rear uPVC double glazed window enjoying views over the rear garden, radiator, laminate flooring, power and light.

Bedroom Three (Front)

12'2" into bay window x 11' (3.71m into bay window x 3.35m)

Having a front uPVC leaded double glazed bay window, radiator, power and light.

Family Bathroom

Having a modern white suite comprising; pedestal wash hand basin with mixer tap

over, low level WC, corner bath with fitted 'Aquatronic 3' electric shower over, side uPVC opaque double glazed window, radiator, tiled floor and tiling around the bath and basin areas in modern complimentary ceramics, extractor fan and ceiling light point.

Shower Room

Having a fully tiled shower cubicle with fitted electric shower, extractor fan, floor covering, wall mounted electric fan heater and ceiling light point.

Bedroom Four (Rear)

9'7" x 6'2" (2.92m x 1.88m)

Having a rear uPVC double glazed window enjoying views over the rear garden, radiator, power and light.

Loft Room

15'4" x 10'4" plus dormer recess (4.67m x 3.15m plus dormer recess)

Having a rear uPVC double glazed window enjoying views over the rear garden, radiator, access to the remainder of the roof void, power and light.

Outside

To The Front

The front of the property is set back from the road behind a brick wall with lanterns, There are stocked flower borders and a tarmacadam driveway leading to a useful store (formerly garage) and brick block pathway giving access to the front door.

Garage/Store

Being accessed from the front driveway via double opening doors giving access to utility room.

To The Rear

There is an attractively paved patio area with two sets of steps leading up to the main lawn area which is surrounded by stocked flower borders with a variety of shrubs and trees. The garden itself is surrounded by timber fencing and to the rear there is a delightful summerhouse. The garden also backs onto local allotments and there is side pedestrian access leading to the front of the property.



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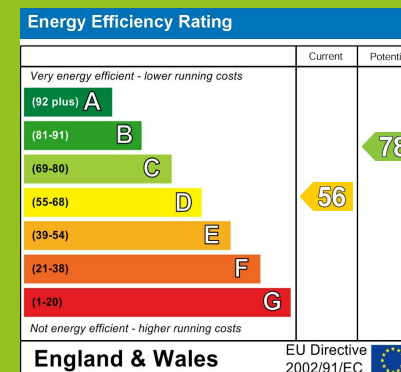
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