



Centenary Road
Canley, Coventry





Centenary Road

Canley, Coventry, CV4 8GF

Occupying a delightful position set well back from the road, lies this very well maintained and much improved mid-terrace property. Enjoying very pleasant wooded views to both the front and rear, this surprisingly spacious home could prove an excellent investment opportunity being very well placed for access to Warwick University, or alternatively may well suit a young family. Briefly, the property includes; a hall, spacious through lounge/diner and well fitted kitchen with rear porch providing access to outbuildings. The first floor includes three very good sized bedrooms and a well fitted shower room. The property enjoys a very pleasant rear garden which isn't particularly overlooked and includes rear car access to a garage. Apart from Warwick University, the local area contains a selection of daily amenities and is within easy walking distance of the Cannon Park Shopping Centre together with the Science Park.



Approach

An ornamental leaded double glazed front entrance door opening into:

Entrance Hall

9'6" x 5'10" (2.90m x 1.78m)

With hot water radiator and stairs leading to the first floor.

Spacious Through Lounge/Diner

24'4" x 12'3" max 9" min (7.42m x 3.73m max 2.74m min)

With double glazed bow front window enjoying attractive views, two hot water radiators, fireplace surround and hearth with 'Flavel' gas fire and double glazed rear sliding patio doors.

Well Fitted Breakfast Kitchen

14'4" x 8'4" (4.37m x 2.54m)

Comprising; a range of attractive cream base cupboards, drawers and matching wall cabinets, wood effect worktops, inset sink unit, built-in 'AEG' electric oven, inset 'AEG' induction hob with hood over, breakfast bar, hot water radiator, space for fridge freezer, double glazed rear window and double glazed personal rear exit door, tile effect flooring and complimentary part-tiled walls.

Rear Porch

9'2" x 7'6" (2.79m x 2.29m)

With side gate and access to a selection of brick outbuildings comprising; WC, store and workshop.

First Floor Landing

With access to the roof space and built-in storage cupboard housing 'Vaillant' gas fired boiler.

Bedroom One (Rear)

12'4" x 11' (3.76m x 3.35m)

With double glazed window overlooking the attractive rear garden, hot water radiator and built-in double door wardrobe.

Bedroom Two (Front)

11'10" x 9'11" min (3.61m x 3.02m min)

With double glazed window enjoying attractive views, built-in double door wardrobe with double door storage cupboard over and hot water radiator.

Bedroom Three (Front)

8'10" x 8'4" (2.69m x 2.54m)

Being 'L' shaped with double glazed window enjoying attractive views, hot water radiator and wardrobe area over the stairs.

Modern Shower Room

8' max x 5'8" (2.44m max x 1.73m)

In a white suite with chrome fittings comprising; shower cubicle with 'Triton' shower unit, basin, WC, double glazed window, chrome heated towel warmer, tile effect flooring and complimentary fully tiled walls.

Outside

To The Front

The property enjoys a small front garden together with side pedestrian access leading to the rear garden.

To The Rear

The rear garden features a generous patio area, external light and water tap, neat lawn, gravelled seating area, well fence boundaries, established flower beds, rear pedestrian gate and rear car access to the:

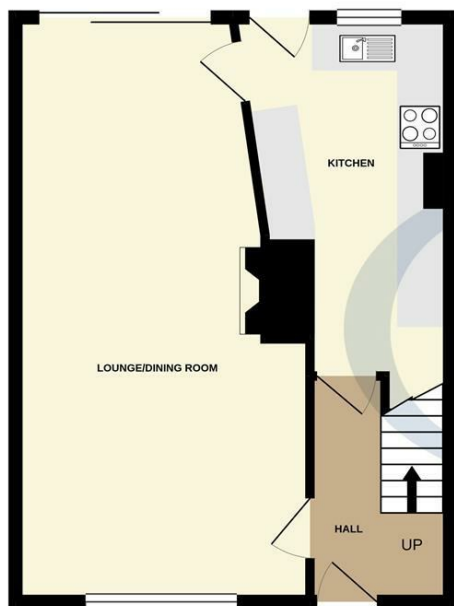
Garage

16' x 8' (4.88m x 2.44m)



GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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