



6 Cannon Hill Road
Coventry | West Midlands | CV4 7AZ

FINE & COUNTRY

6 CANNON HILL ROAD

Extended six-bedroom, stunning, detached family home situated in the sought-after location of Gibbet Hill, offered with no onward chain. This magnificent home offers a substantial driveway for at least ten vehicles, established borders, log-burner in the spacious sitting room and with an awe-inspiring kitchen/breakfast/dining/entertainment room, the hub of the home with bi-folding doors onto the alfresco dining area.

Moments from Warwick Art's Centre with "The Comedy Club", walks across from your doorstep onto the Greensward plus woodland walks & moments from a multi-million pound gym.



As you approach, you're greeted by an ample driveway; parking for at least 10 vehicles, established borders, side access, lighting & security cameras.

You access the home through the Entrance Porch which consists of a canopy, recessed lights & with double pillars.

Then, you enter the Entrance Hall which has a double set of doors with a double set of windows either side & above, a stairway leading up to the rest of the Entrance Hall, ample storage cupboard, door coming off housing the Boiler Room which has the boiler system inside.

The Downstairs Cloakroom, which has a double-glazed obscure window to side, a suite comprising of low level WC, wash hand basin with vanity & partly tiled wall, tiled flooring, recessed lights, extractor fan & wall mounted radiator.

Back into the Entrance Hall, there are two contemporary style wall mounted radiators with recessed lights: Stairs arising to the first floor with an under-stairs storage cupboard & further storage coming off. Large coat cupboard, separate shoe cupboard plus a stationery cupboard outside of the office.

Coming off the Entrance Hall, we have the Snug Room which has the focal point of the wood burning stove with tiling & back tiling, wood-style flooring, a character double glazed bay window to front, which also offers a dual aspect as a double-glazed window to side, radiator & coving to ceiling.

The Study/Office which has a double-glazed window to front, radiator, picture-rail, cornicing to ceiling, wood-style flooring & shelving.

The Lounge follows which has cornicing to ceiling, picture-rail, wall lights, feature remote controlled coal effect gas fire with hearth & surround which then opens onto the Kitchen/ Breakfast/ Dining/ Entertainment Room – the hub of the home – which has two sets of double-glazed windows overlooking the Alfresco/ Dining/ Entertainment Area of the garden and from here we can see the bi-folding doors which open out onto the alfresco part of the dining area of the garden.

The Kitchen itself has tiled flooring, recessed lights & three wall mounted contemporary style radiators. The room also comprises of eye level wall units over & under with incorporated roll-top granite work surfaces with matching upstand, incorporated draws, inset Rangemaster 5 ring gas hob ideal for cooking & spice cooking, a cooker hood above, 2 integrated ovens with warming draw & microwave – all Bosch appliances – 2 inset sinks with mixer taps & separate drainer, integrated wine cooler, integrated dishwasher, integrated undercounter fridge and separate freezer, tiled flooring with underfloor heating, ample storage in a games cupboard as well – ideal for storage of bikes too. The pantry cupboard hosts an array of cupboards over and under with the added benefit of incorporated work-surfaces.

The Utility Room which has a double-glazed window to side and a double-glazed window & door leading to the side access. The Utility comprises of eye level units over & under with incorporated roll-top granite work surfaces & matching upstand, space for appliances such as a drier, washing machine & American Style fridge freezer, sink and drainer with mixer taps, tiled flooring, a pantry which has recessed lights, tiled flooring, with an array of units above & below including roll-top work surfaces & matching upstand, & storage for wine bottles.









Seller Insight

“

We had looked at quite a few properties but immediately knew that this was the one for us, as it just had a great feeling about it. It's a really lovely, family home with a big garden and we knew we just had to have it," recall the current owners.

"We bought the property in 2009 and have made a number of changes since then. We added a full-length extension to the rear of the property which has given us a large kitchen and open plan living area which has been perfect for day-to-day family life and entertaining. The island, big enough to seat 14, is an excellent homework spot whilst you're cooking, with built in plugs for devices. There's a spacious flow to the downstairs but it still feels cosy. Warm in the winter with the underfloor heating and radiators throughout but cool in the summer. We've also recently decorated throughout in neutral tones, so it's all ready for a new family to move in and put their own stamp on it."

"The property is located on a leafy, tree-lined road and everything we need is easily accessible. It's a good community and we have a WhatsApp chat group to keep in touch with our neighbours. There's lots to do locally, Memorial and Abbey Fields Park are both close. Plenty of cycle lanes, plus the green across the road. We love going to the Warwick Art Centre, so many big-name comedians play there. We tend to shop in Solihull as it has a great range of shops but it's just as easy to get to Kenilworth, Leamington and Coventry and there are many local pubs and restaurants.

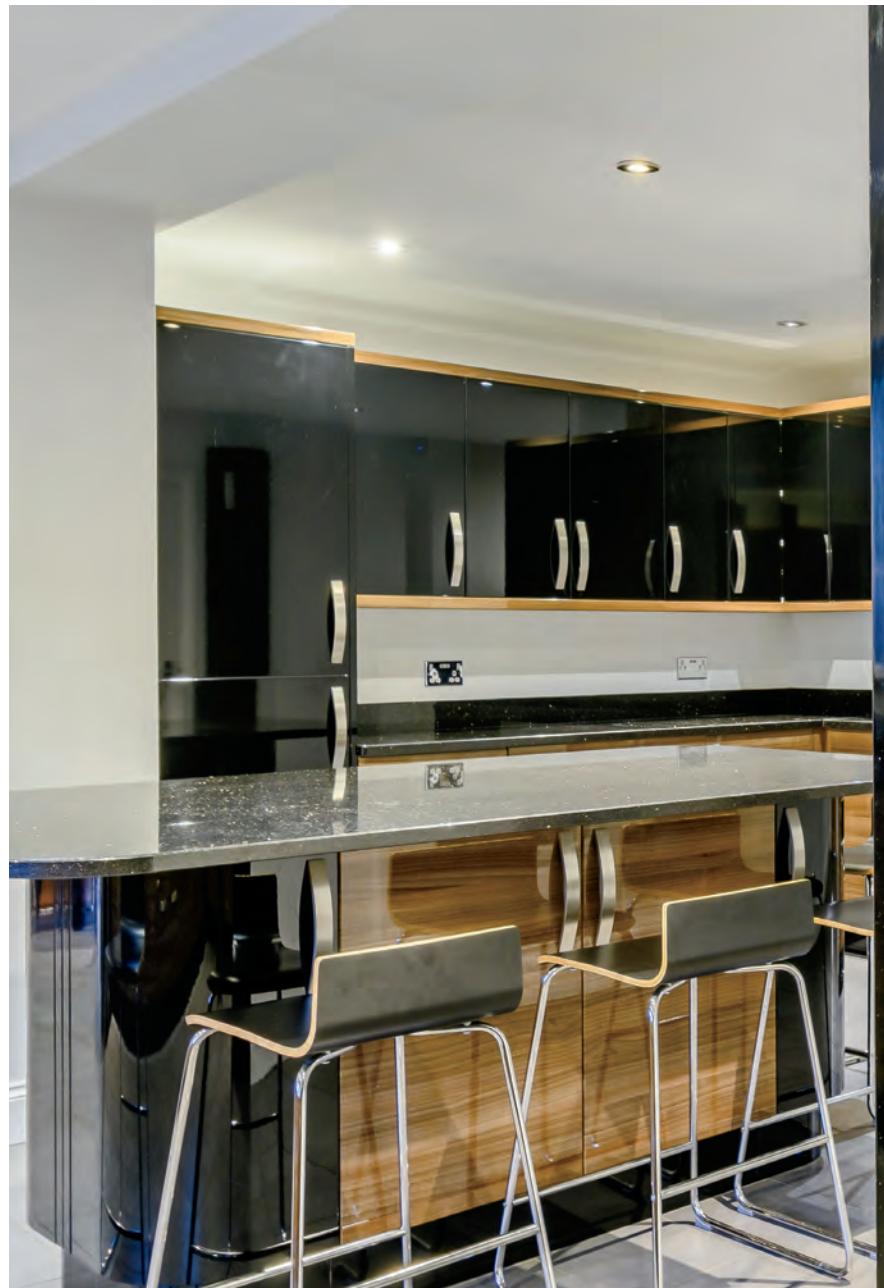
"The property has everything you need as a family, we designed it with our children's different needs in mind. We've had football goals, basketball and netball nets, trampolines, space to learn to ride a bike. Birthday parties and sleepovers. It's a testament to the house that not only will our children miss it but all their cousins and friends have said they will too. A pivotal part of all their childhoods. There's plenty of space for us all to be together but rooms to head off to when you need some quiet time. The separate lounge is a lovely room in the evening, especially when the log fire is on. It's also great to relax with a glass of wine in the jacuzzi bath under the sky light. There's plenty of storage too, so there's a place for everything, so the house always looks tidy as a result!"

"We've loved living here as it's a great party house where our whole family can come to visit. We can fit up to 10 cars on the drive and we've had a huge marquee on the lawn to accommodate 200 teenagers. The garden allows for having different seating areas and with the firepit has been invaluable for safe outside entertaining this last 2 years. We tend to have around 60 guests sleeping over at Christmas and New Year but it never feels like we're all on top of each other. The loft cupboards have always been filled and ready with blankets and pillows the loft space is also very useful for teenagers who quickly disappear to play on the Xbox and sleep in the eaves. We hope that the new owners are as happy as we have been here.*

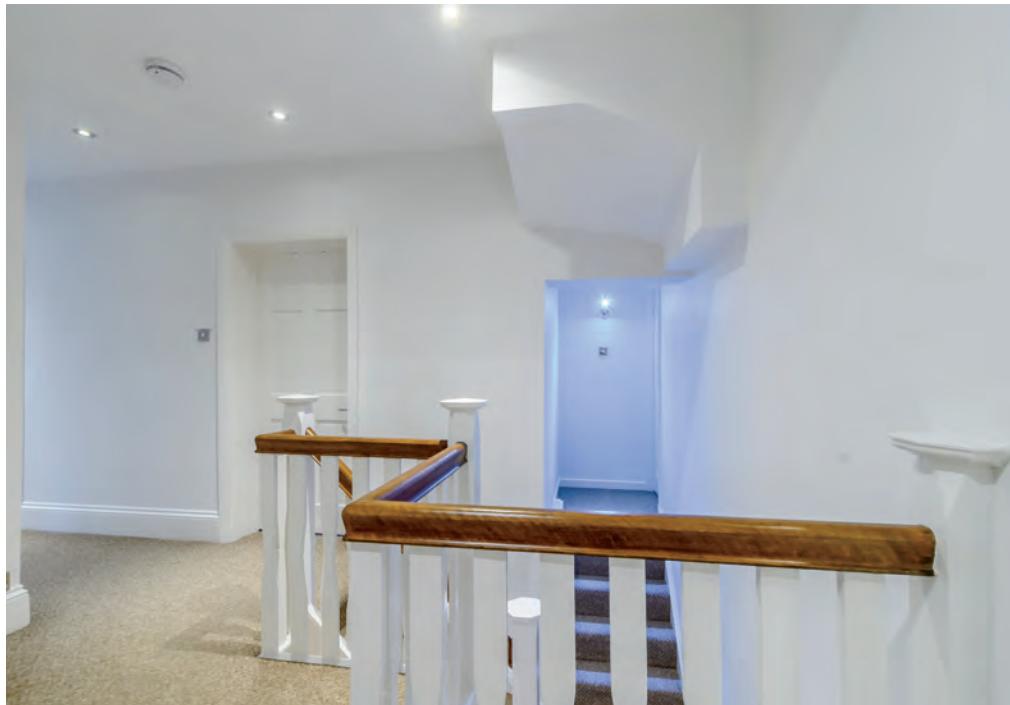
*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









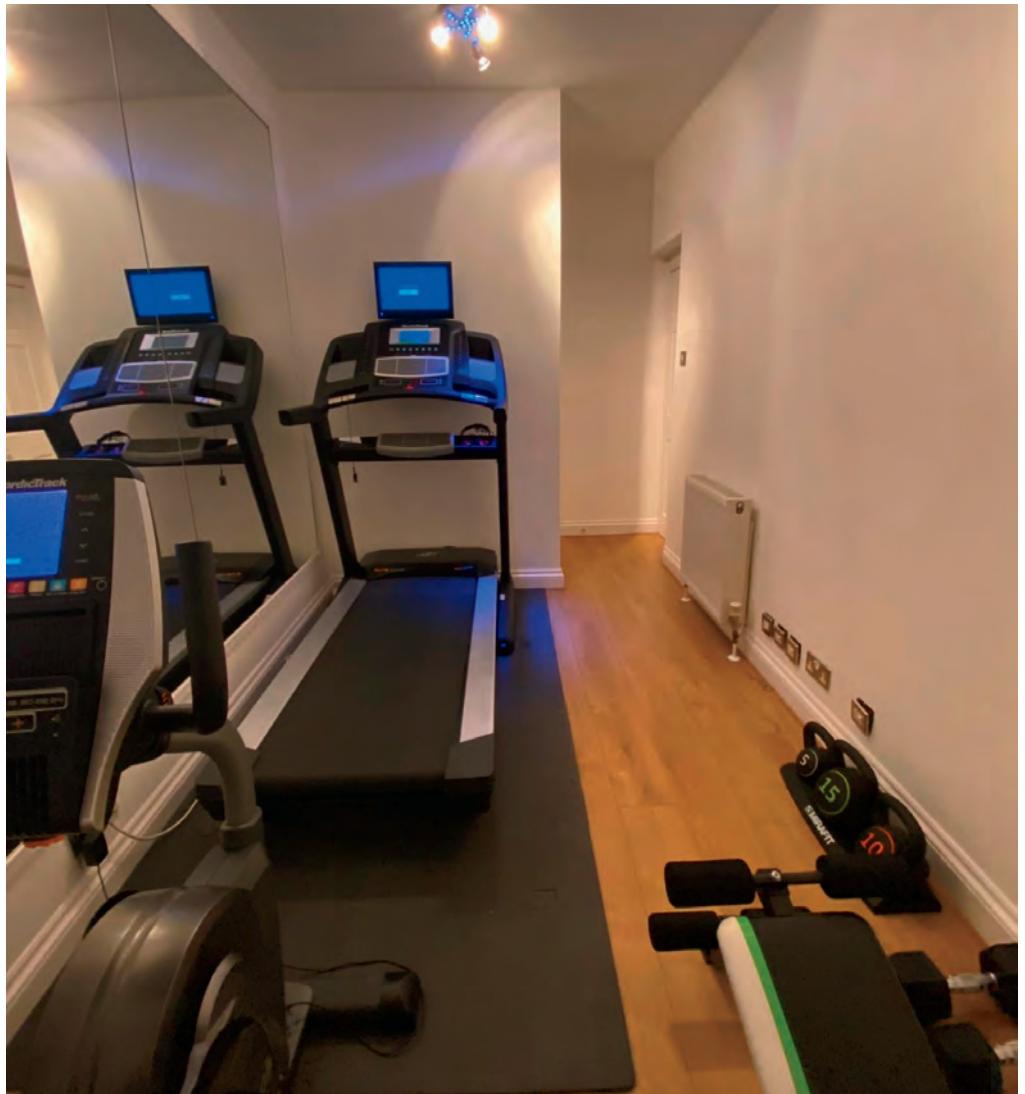


Coming back to the Entrance Hall leading up to the first floor is the halfway landing leading on to Bedroom Two with wall lights, coving to ceiling, radiator & a double glazed window overlooking the rear garden. With the added benefit of an En-Suite which houses a low-level WC, wash hand basin, shower cubicle, radiator, part tiling & tiling to floor.

Back onto the halfway landing & a second set of stairs leading onto the first-floor landing which also has a radiator, recessed lights & built-in storage cupboard.

The Principle Bedroom which has a double glazed window to front overlooking the front garden, radiator, coving to ceiling, built-in wardrobes & draws, bed side tables, leading onto its own bespoke En-Suite which has a double glazed skylight window, underneath is the sunken jacuzzi style bath with steps leading up to it, part tiling, tiled flooring, wall mounted radiator, low level WC, shower cubicle with waterfall shower head & shower attachment, wash hand basin with vanity & recessed lights above with ample storage too.





Following next is Bedroom Three which has two built-in wardrobes, two double glazed windows with one offering you that dual aspect to front & one obscured window to side, storage under the recess & coving to ceiling.

Bedroom Four follows after which overlooks the rear gardens through a double-glazed window, coving to ceiling & radiator.

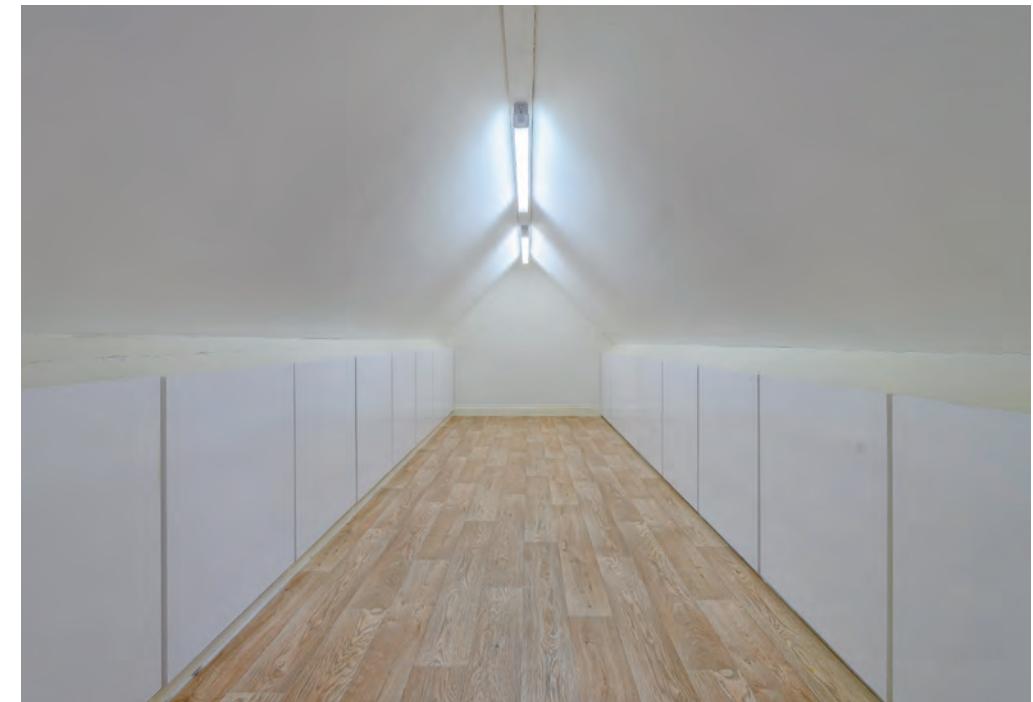
Bedroom Five follows after which overlooks the rear gardens through a double-glazed window, coving to ceiling & radiator.

Bedroom Six has outstanding potential as it currently serves as a Gym which has a double glazed window to front, radiator, wood style flooring & a mirrored wall on one side to view the gym activities.

The bespoke Family Bathroom comprises of a panel enclosed bath with mixer taps & shower attachment, low level WC, wash hand basin, part tiled & tiling to floor with recessed lights & an obscured window to side.



From the stairs of the first-floor landing into the Loft/Games Room which opens up to five double glazed sky light windows allowing that natural light to flow through, storage within the eaves, space within the eaves to have sleepovers which has been done numerous times by the current sellers & their family, further storage within the loft with its own separate doors and storage down each side with wood style flooring – ideal for Christmas decorations, suitcases, memory boxes. Everything you need out of the way of daily life.







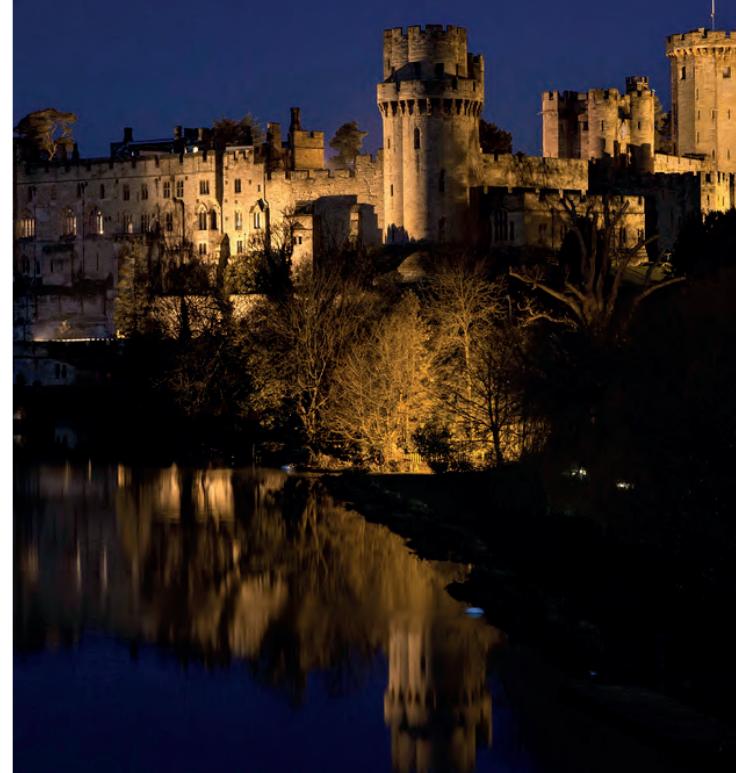
OUTSIDE

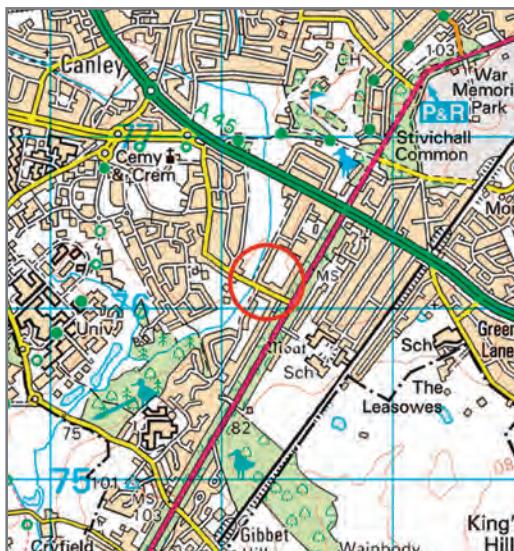
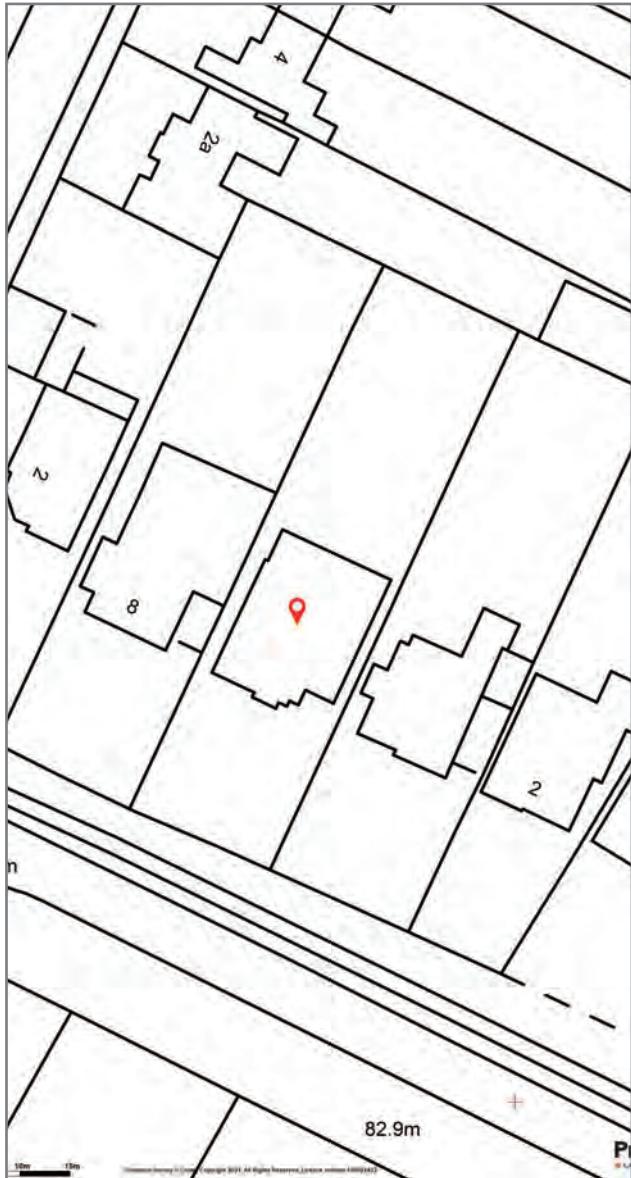
The Rear Garden commences with a patio area ideal for your alfresco eating and entertainment with the remain laid to lawn with established borders either side & mature evergreen at the back to give complete privacy to the rear. There's a water feature, outside lighting & hot and cold-water taps, electricity points, a garden shed & a life-size giraffe statue.



LOCATION

Situated within the prestigious Gibbet Hill area, yet within easy access of the historical city centre. Coventry offers an excellent range of shops and leisure facilities together with a great choice of schooling, both state and private. King Henrys and both Warwick and Coventry Universities are nearby. The Midland motorway network is easily accessible with the M69, M1, M6, M40 & M42, Birmingham International Airport and NEC. The Inter-City rail link from Coventry station reaches London Euston in just under an hour.





Services

Mains gas, electricity, water, main drainage, telephone, CCTV and security alarm.

Local Authority

Coventry District Council.

Viewing Arrangements

Strictly via the vendors sole agents; Fine & Country Coventry on 02476-50015 & Graham Howell on 07972-616405

Website

For more information visit www.fineandcountry.com/uk/coventry

Opening Hours

Monday to Friday 9.00-17.30

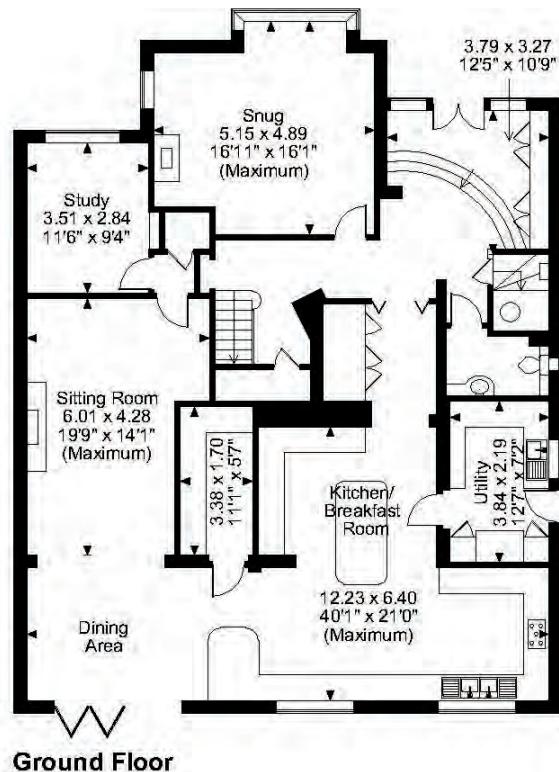
Saturday 9.00-16.30

Sunday By Appointment Only

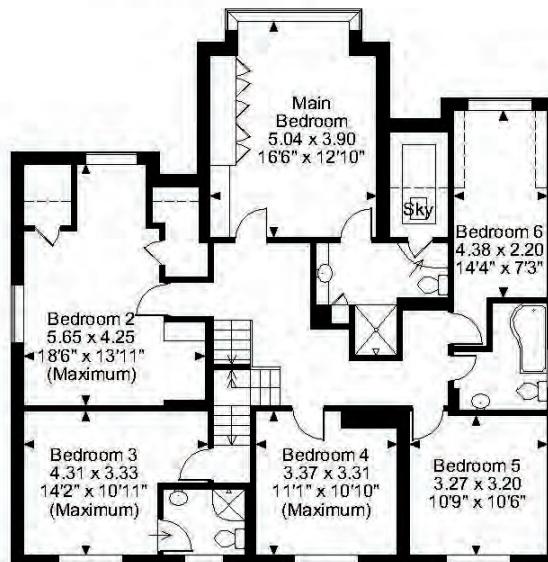
Cannon Hill Road, Coventry, West Midlands

Approximate Gross Internal Area

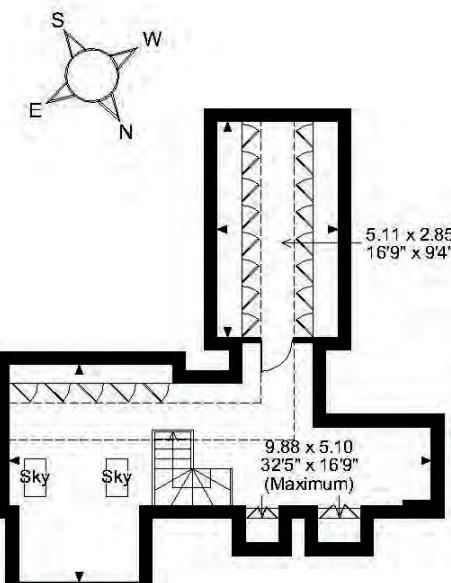
3323 Sq Ft/309 Sq M



First Floor



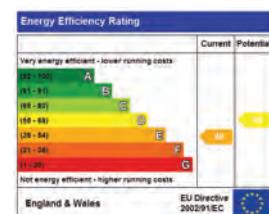
Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8485599/MKB







GRAHAM HOWELL

Fine & Country Coventry
Tel: 07972 616405 | 024 7650 0015
Email: graham.howell@fineandcountry.com

Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior to joining Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)2476 500015
coventry@fineandcountry.com
Friars House, Manor House Drive, Coventry, West Midlands CV1 2TE

