

BELVOIR!

Offers Over £795,000



1A Cannon Hill Road

, Coventry CV4 7AZ

**** NO ONWARD CHAIN **** 1a Cannon Hill Road is an expansive, newly renovated three double bedroom, three bathroom detached bungalow, ideally positioned just off the sought-after Kenilworth Road, with War Memorial Park quite literally on its doorstep. The property offers excellent access to motorway links, local amenities, highly regarded schools, and is just a short drive from both Leamington Spa and Coventry town centres.

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ACCOMMODATION

Accessed via private electric gates, the home immediately impresses with a generous resin driveway providing ample parking, along with a double electric garage — ideal for secure vehicle storage or use as a workshop. The substantial front plot features a large lawned garden enclosed by timber fencing and mature trees, offering privacy and an attractive outlook.

Upon entering, you are welcomed into a spacious entrance hall illuminated by a skylight that floods the space with natural light, setting the tone for the rest of the home.

To the heart of the property is the beautifully designed open-plan kitchen. Fitted with stylish grey shaker-style cabinetry and a statement island, both complemented by quartz work surfaces, this space is both elegant and functional. A range of integrated modern appliances is included, along with ample room for a dining table and chairs — perfect for entertaining family and friends.

Leading from the kitchen is a well-equipped utility room offering additional storage, space for a fridge freezer, washing machine and dryer, and convenient side access to the property.

The lounge is separated from the kitchen by feature double glass panel doors, thoughtfully designed to maintain a bright and open feel throughout. This generous reception room boasts high-quality carpeting, a charming log burner, and ample space for furnishings. Double patio doors alongside bifolding doors create a seamless indoor-outdoor flow — ideal for summer living and entertaining.

Externally, the stylish patio wraps around the rear of the home, providing multiple seating areas to enjoy the sun. The enclosed lawn offers a safe and spacious environment for families, while a garden shed and a useful overhang from the rear of the double garage provide additional storage solutions.

Returning to the entrance hall, the property offers a contemporary family bathroom complete with a freestanding bath, separate shower, vanity unit, and WC.

The principal bedroom is a spacious double featuring large windows, fitted carpet, and a walk-in wardrobe with an array of storage solutions. This leads through to a private en suite shower room, finished in keeping with the home's modern style.



Total Internal Living Area 137.85 square metres / 1,483 square feet
Plus Garage - 33.52 square metres / 361 square feet

Ground Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		73	
		83	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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