



**BOOTHROYD**  
— & Company —



## Cannon Hill Road, Coventry. CV4 7BS

£775,000

- A Stunning Executive Six Bedroom Detached House
- Open Plan Kitchen/Family Room With Bi Fold Doors
- Two Generous Reception Rooms And Utility Room
- Six Well Proportioned Bedrooms Arranged Over Two Floors
- Close To Warwick University And Business Park
- Beautiful Manicured Gardens With Patios
- EPC Rating D - 66
- Ground Floor And En Suite Shower Rooms And Family Bathroom
- In/Out Driveway And Carport
- Coventry City council Tax Band F



# Cannon Hill Road, Coventry. CV4 7BS

This traditional detached single bayed house has been sympathetically extended and remodelled by the current owners who have created this fabulous family home. The accommodation extends to over 2,200 sqft and is arranged across three floors. Set behind an in/out driveway that provides hardstanding there is a canopied porch and step that lead you into the large central entrance hallway. From the hallway you access the ground floor shower room, sitting room with deep bay window and wood burning stove. There is a formal dining room and to the rear is the stunning open plan kitchen and family room which is the heart of this home. The stylish units have corian counters and splashbacks, a bank of units incorporating twin ovens and proving drawer and central to it all is the island. Twin bi-folding doors open onto the tiered patio and gardens beyond.

On the first floor are four bedrooms, the principal bedroom having an en suite shower room and the family bathroom. A dog leg staircase then provides access to the final two bedrooms on the second floor.

Outside is a front car port and side pedestrian access to the mature, well stocked rear garden with a tiered terrace and sun lounge area at the top of the garden.

The house benefits from the usual creature comforts with gas central heating and double glazing. It also is ideally located for Warwick University and Business Park, whilst only a short stroll to Cannon Park Primary School.

Throughout the property is a sense of light that can only be appreciated when viewed.



Council Tax Band: F



## Approach

The property is set back from the road behind a tarmacadam in/out driveway that provides hardstanding for a number of vehicles. There is a canopied porch. and paving

## Entrance Hallway

Entered through a hardwood door with full height side light windows. As you step into the hallway there is a coir mat well and laminate flooring. A dog leg staircase rises to the first floor landing with open spindles and an under stairs storage cupboard. Twin radiators and doors off to:

## Shower Room

Refitted with a white suite that comprises a close coupled wc, pedestal wash hand basin and a shower cubicle with an electric shower. Tiling to splashbacks and floor, heated towel rail and a frosted window to the side.

## Sitting Room

13'9" x 11'11"

With a six window bay to the fore and further window that flanks the fireplace. Laminate flooring and a radiator. The focal point is provided by a recessed wood burner set on a slate hearth.

## Dining Room

13'10" x 11'11"

Having a continuation of the laminate flooring, twin windows to the side and a radiator.

## Open Plan Kitchen/Family Room

13'5" x 28'7"

Entered through twin glazed hardwood doors. The kitchen area is fitted with stylish handleless wall and base units. The base units have a corian counter and upstands to the splashbacks. There is a stainless steel sink unit with a water filter tap. Integrated dishwasher and an induction hob set beneath the brushed steel extractor canopy. The wall units flank the extractor and have pelmet lighting. To one wall is a bank of floor to ceiling units with a pull out racking unit and eye level combination oven with proving drawer and a conventional oven. Central to the kitchen is the island with matching Corian counter and having an integrated fridge and a seating area. The kitchen opens into the family area with a radiator and two bi folding doors onto the rear patio and gardens. A door leads into the utility room.

## Utility Room

6'6" x 7'7"

Having matching handleless units. A granite effect worksurface with a single drainer sink unit and plumbing for an automatic washing machine and space for a tumble dryer. Larder unit, space for an upright fridge freezer and frosted window to the fore.

## First Floor Landing

With a window on the turn, further dog leg staircase to the second floor landing, radiator and all doors off to

## Principal Bedroom

13'4" x 11'9"

Window to the rear with a radiator beneath. Fitted bank of wardrobes to one wall with matching bedside cabinets, headboard and cupboards. Door leads into the en suite shower room.

## En Suite Shower Room

Fitted with a white suite that comprises a close coupled wc, pedestal wash hand basin and an oversized shower cubicle with a thermostatic shower. Tiled floors and splashbacks. Medicine cabinet, illuminated mirror, radiator and a chrome heated towel rail.

## Bedroom

13'11" x 12'0"

Window to the fore with a radiator beneath.

## Bedroom

14'0" x 11'8"

Windows to the side, built in double wardrobe and a radiator.

## Bedroom

13'3" x 8'0"

Window to the rear and a radiator.

## Family Bathroom

Fitted with a coloured suite that comprises a panelled bath, pedestal wash hand basin, close coupled wc and a corner shower cubicle. Complimentary tiling to splashbacks, chrome heated towel rail and a window to the fore.

## Second Floor Landing

Window on the turn and doors off to

## Bedroom

15'2" x 11'8"

With a velux window to the side, radiator, access to loft void and eaves storage.

## Bedroom

12'9" x 12'10"

Large velux window to the rear with a radiator beneath.

## Rear Garden

Stepping through the bi folding doors onto a generous tiered patio with walled planters. The lower tier flows into the formal lawns with shaped well stocked borders. The garden is enclosed with panelled fencing. At the head of the garden is a paved sun lounge area with pergola, mature maple trees and screening for the garden shed. There is gated side pedestrian access, double electric point and an outside tap.

## Carport

With a double electricity point.

## Tenure

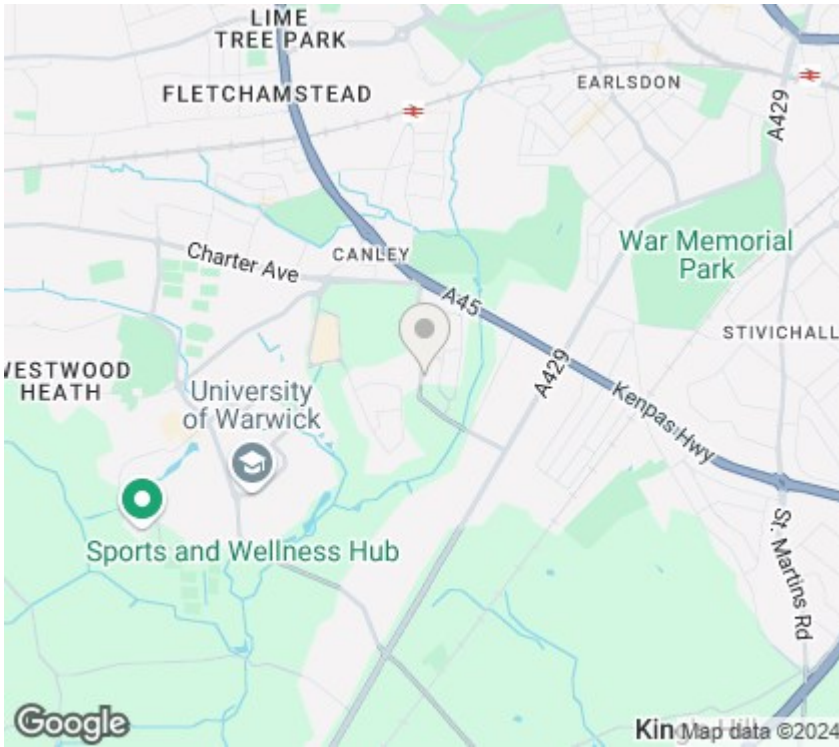
The property is Freehold

## Services

All mains services are connected.

## Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Directions

Viewings by arrangement only. Call 01926 857244 to make an appointment.

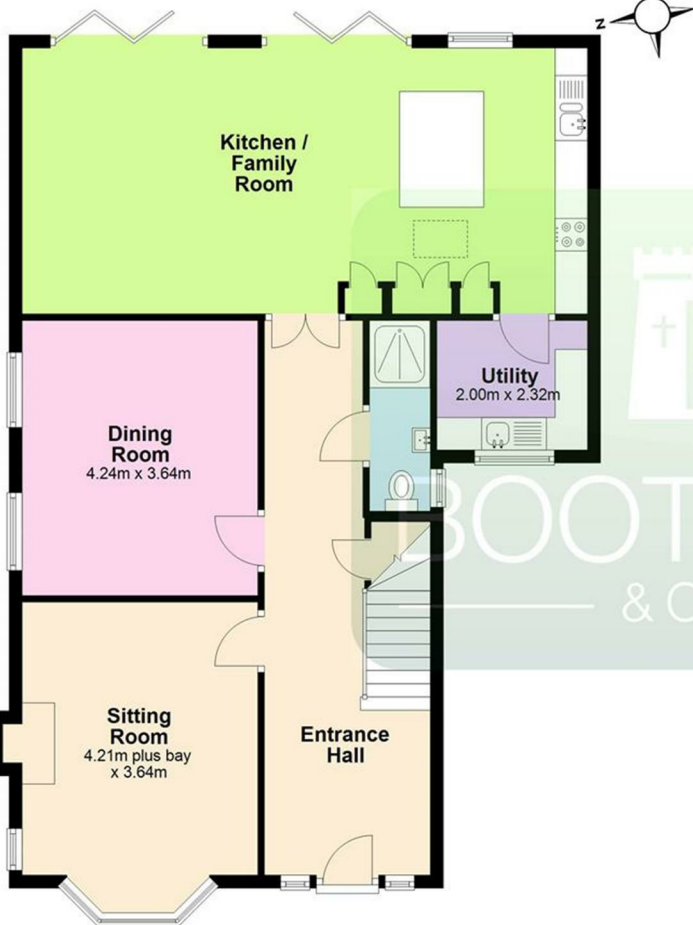
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor

Approx. 95.6 sq. metres



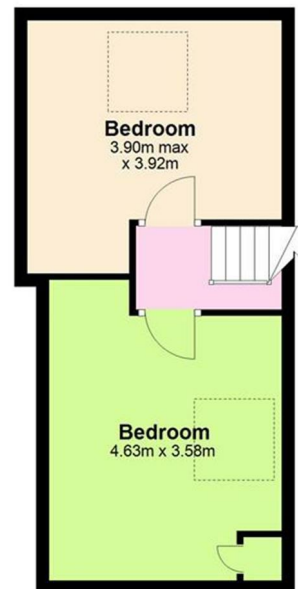
### First Floor

Approx. 79.0 sq. metres



### Second Floor

Approx. 32.2 sq. metres



Total area: approx. 206.8 sq. metres