



Cannon Park Road, Coventry, CV4 7AY

Offers In Excess Of £625,000

- Attractive Double Bay Fronted Semi Detached
- Stunning Hand Painted Kitchen With Island And Utility
- Kitchen Open Plan With Family/Dining Room
- Generous Plot Approaching 0.25 Acres In Size
- Front Driveway And Beautiful Open Outlook
- Occupying an Elevated Position On Highly Regarded Road
- EPC Rating D - 68
- Underfloor Heating And Rear Bi-Folding Doors
- Four Large Bedrooms And Three High Quality Bathrooms
- Coventry City Council Tax Band E

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A rare opportunity to purchase this handsome, garages together, semi detached house situated on this highly desirable road. Facing onto a small copse with open space beyond the house is set behind a block paved driveway that leads to the open porch and hallway beyond. The ground floor benefits majority underfloor heating and porcelain tiled floor to all areas with the exception of the front lounge. From the hallway you access the boot room, utility room, shower room and the principal living spaces. The front lounge has a 7 window bay to the fore and a wood burning stove as the focal point. The heart of this house is created by the fabulous kitchen that is open to the family and dining area. The kitchen is fitted with a stunning range of hand painted units with contrasting quartz counters and a central island, The light and airy space is enhanced with bi folding doors, that lead onto the rear terrace, and vaulted ceiling with remote control sky light windows. On the first floor are four well proportioned bedrooms with the main bedroom having an en suite and a further family bathroom. Outside is a front driveway and large rear garden. The garden leads to a large treehouse at the head of the garden. This is genuinely not an opportunity to be missed to purchase this magnificent family home.



Council Tax Band: E



Hallway

The central hallway has a staircase rising to the first floor landing. Radiator and hardwood doors that lead off.

Ground Floor Shower Room

Fitted with a walk in rainfall shower with a close coupled wc and wall hung vanity unit with illuminated mirror over Porcelain tiling to full height and floor.

Sitting Room

13'4" x 13'10"

Deep seven window bay to the fore with twin radiators beneath. The focal point is provided by a recessed wood burning stove with resin mantel and a slate hearth.

Utility Room

6'0" x 7'8"

Fitted with white high gloss units. Twin base units with composite sink over, wood block counters and two double wall mounted units. Tiled splashbacks, a frosted door to the side passageway and plumbing for an automatic washing machine.

Kitchen/Family Room

18'7" x 26'4"

The kitchen is beautifully fitted with a range of hand painted whisper grey units with brushed steel furniture. The base units have a quartz counters with matching splashbacks. Integrated dishwasher and space for a built in American fridge freezer and water supply. Brushed steel five burner range oven with hot plate and canopy over. Franke sink unit with Quooker monobloc tap. Central to the kitchen is the island with matching pan drawers and quartz counters with seating area and lighting over.

The kitchen opens into the family area with vaulted ceiling, skylight windows, aluminium bi folding doors onto the terrace and down lighters.

Dining Area

11'10" x 14'3"

Opening into the Kitchen/family area.

Landing

With the original stained glass window at the head of the stairs with a radiator beneath. Access to the loft void with pull down ladder and all hardwood doors lead off to:

Bedroom One

13'4" x 13'10"

Seven window bay to the fore with twin radiators beneath. Built in Hammonds wardrobes with matching bedside cabinets, tall boy and dressing table. Door into:

En Suite Shower Room

Porcelain tiled with a shower cubicle with rainfall shower, half pedestal wash hand basin and a concealed cistern wc. Heated towel rail, vanity mirror and frosted window to the side.

Bedroom Two

14'4" x 13'1"

Bow window to the fore with a double radiator beneath.

Bedroom Three

11'9" x 11'2"

Window to the rear with a double radiator beneath.

Bedroom Four

8'5" x 7'10"

Window to the rear and a double radiator.

Family Bathroom

This four piece bathroom has porcelain tiled floor and walls. With a corner shower cubicle with rainfall shower, panelled bath, and wall hung vanity unit with illuminated mirror and toilet. Dual aspect frothed windows and a chrome heated towel rail.

Rear Garden

The bi folding doors lead onto the attractive terrace and central steps with retaining walls lead up to the formal lawn with shaped mature shrub borders which are enclosed with featherboard and panelled fences. Central to the garden is the apple tree and summerhouse. At the head of the garden is a vegetable garden with children's treehouse.

Garage/Boot Room

14'6" x 7'11" total

The garage has been separated to incorporate a boot room area with twin high level units, countertops with space for undercounter fridge and eye level double unit. Door into the garage/storage area.

Tenure

The property is Freehold.

Fixtures and Fittings

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

Services

All mains services are connected.

Broadband information:

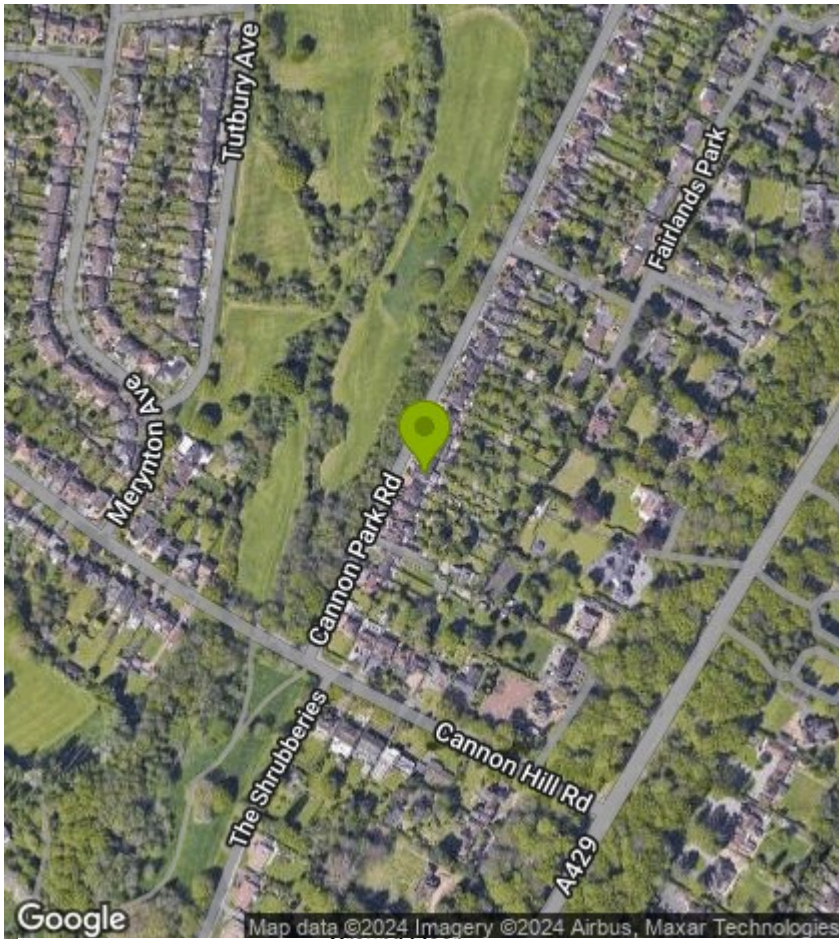
Basic - 7Mbps

Superfast - 56Mbps

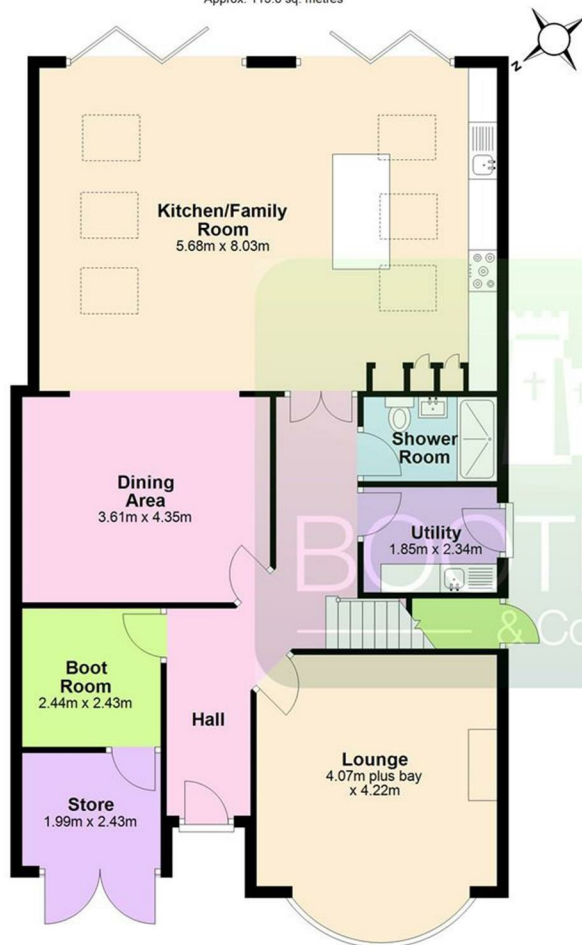
Ultrafast - 1000Mbps







Ground Floor
Approx. 115.6 sq. metres



Viewings

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) A			91
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor
Approx. 70.5 sq. metres

