



## Rowan Barn, 4 Canas Court, Cannocks Lane, Coventry, CV4 7JN Offers In The Region Of £670,000

- Three Bedroom Barn Conversion In Private Courtyard Development
- Refitted Breakfast Kitchen
- Living Room With Feature Log Burner
- Superb Landscaped Rear Garden
- No Onward Chain
- Reception Hall & shower Room
- Energy Rating E - 53
- Three Bedrooms, Bathroom & Ensuite
- Attached Double Garage And Ample Parking
- Coventry City Council Tax Band E



# Rowan Barn, 4 Canas Court, Cannocks Lane, Coventry, CV4 7JN

A charming property located on Cannocks Lane in Coventry, just off Cannon Hill Road. This delightful barn conversion offers a unique opportunity with a fully refurbished interior the property comprise 2 reception rooms and 3 bedrooms, The property boasts 2 bathrooms, providing convenience and privacy for all residents. The rear garden is superbly landscaped with out building and covered hot tub, to the front is parking with a double garage. Internal viewing is essential. No Onward Chain Involved.



Council Tax Band: E



## Entrance

Approached over a communal block paved courtyard to a hardwood panelled front door, matching full height double glazed inset leading into the

## Reception Hall

Radiator, exposed ceiling beam, quality Kardean flooring, smoke alarm, central ceiling stairs rising to the first floor with feature glazed banister, door through to the

## Cloakroom

With a refitted three piece white suite with low level w.c., vanity wash hand basin cupboard below and tiling to splash back, corner shower enclosure with mains fed shower with chrome mixer tap, replacement frosted double glazed window to front, radiator, Kardean floor.

## Dining Room

11'9" x 10'4"

Replacement double glazed window to front, vaulted ceilings with exposed radiator, space for large dining table and chairs, feature drop down ceiling light, tv wall mounting bracket.

## Ground Floor Bedroom Two

12'0" x 10'6"

Replacement double glazed window to side, vaulted ceilings with exposed ceiling beams, feature drop down ceiling light radiator, useful under stairs storage cupboard.

## Inner Hall

Door through to the

## Living Room

14'5" x 18'0"

Feature Multi fuel stove with brick fireplace, wooden mantel, tiled hearth, radiator, t.v. aerial, radiators, full height picture double glazed windows with views over the landscaped garden, Kardean floor.

## Breakfast Kitchen

13'10" x 12'8"

Quality refitted breakfast Kitchen with solid wood, cream shaker style kitchen with matching base and wall units with oak work surfaces with matching up-stands and window sill, Belfast sink with chrome mixer tap, brick bond style ceramic tiles to splash back, integrated appliances to include Bosch under counter fan assisted oven and induction hob with illuminated cooker filter above, wine chiller, space and plumbing for dishwasher, space and plumbing for washing machine and separate dryer, space for large upright fridge freezer, Kardean floor, cupboard concealing the Vaillant boiler and

electric isolation unit. LED downlighters, radiator, replaced double glazed window and new wood composite stable style door to patio, feature exposed beam.

## Landscaped garden

Beautiful landscaped rear garden, fully enclosed by walls, offering a variety of well kept borders with plants shrubs and screening hedging, water feature, outside courtesy lighting, weaving gravel pathways, lawned garden, circular patio sitting area being not overlooked to rear, outside cold water tap, leading to the two outbuildings.

## First floor Landing

L shaped landing with LED ceiling down lighters, new white Velux window, with black out blind, exposed ceiling beams, built-in storage cupboard/wardrobe, fitted hanging rail, further built-in airing cupboard with pressurised hot water cylinder with slatted shelving, door through to

## Double Bedroom One

14'1" x 10'4"

Exposed ceiling beams, new white Velux window to rear, t.v., aerial point, exposed ceiling beam and feature drop down ceiling light door through to the

## Ensuite

With a refitted four piece white suite with freestanding roll top bath with central chrome mixer and matching shower attachment, walk-in double shower cubicle with mains fed shower with over sized shower head, vanity wash hand basin with cupboard below, low level w.c., Kardean flooring new white Velux roof window with fitted black out blind, exposed beams with LED down lighters, radiator, shaver point, extractor fan.

## Double Bedroom Three

13'10" x 7'6"

With replacement double glazed window to side, access to insulated loft space, new white Velux window to front with fitted black out blind, t.v. aerial point.

## Workshop

12'1" x 13'11"

Door to front, power and light connected. This would make an ideal home office, subject to obtaining the usual planning permissions/building regulation approvals.

## Covered Hot Tub

10'8" x 8'10"

Pitched tiled roof, open to the front, timber lined with power and light



## Front

To the front of the property there is an attached double garage with allocated parking to the front of the garage for two vehicles, plus additional corner space with parking for an additional two vehicles.

## Double Garage

17'8" x 17'4"

With new matching up and over doors to front, power and light connected.

## Tenure

The property is freehold.

## Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

48 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

## Fixtures & Fittings

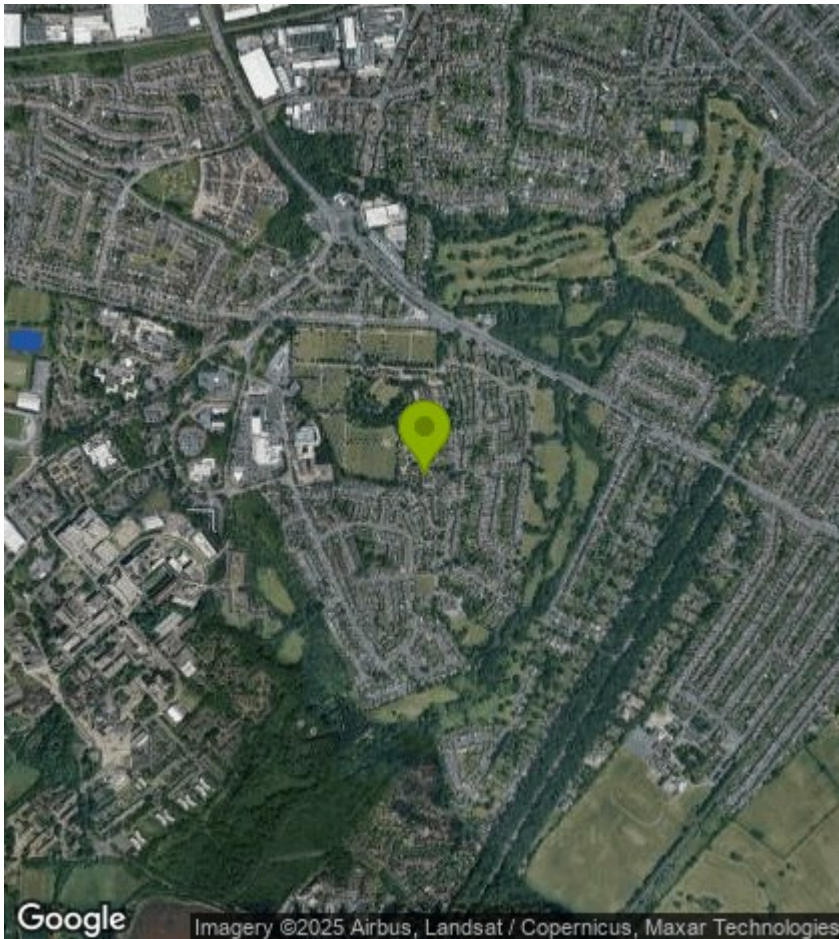
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.











## Viewings

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

## EPC Rating:

E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

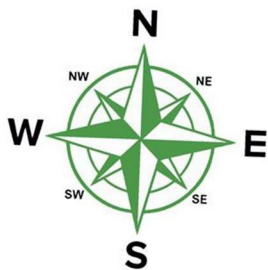


#### LOCATION

Rowan Barn

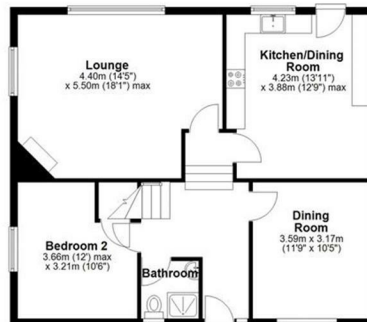
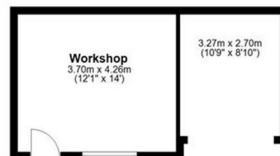
#### DETAILS

Total area: approx. 170.3 sq. metres  
(1832.8 sq. feet)

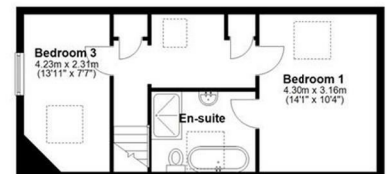


The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estateium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estateium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estateium.

**Ground Floor**  
Approx. 130.0 sq. metres (1398.9 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 170.3 sq. metres (1832.8 sq. feet)