



Cannon Park Road, Coventry

Offers Over £550,000

- Attractive 1930 Semi Detached House
- Living Room & Separate Dining room
- Conservatory Looking Into the Rear Garden
- Three Well Proportioned Bedrooms
- Magnificent Rear Garden
- Feature Open Brick Arch Porch & Reception Hall
- Energy Rating D - 58
- Fitted Kitchen With Integrated Appliances & Cloakroom W.C
- Refitted Four Piece Bathroom
- Coventry City Council Tax Band E

Cannon Park Road, Coventry, CV4 7AY

Attractive 1930s Bay-Fronted Semi-Detached Home – Cannon Park Road, Coventry

Nestled in the sought-after area of Cannon Park Road, this charming bay-fronted 1930s semi-detached home offers a perfect blend of character and modern convenience. Boasting three spacious double bedrooms, this beautifully presented property is ideal for families and professionals alike.

Upon entering, you are welcomed by a light-filled entrance hall leading to the stylish fitted kitchen, complete with integrated appliances, offering a sleek and functional space for cooking and entertaining. The generously proportioned living and dining areas feature large bay windows, enhancing the home's natural light and creating a warm and inviting atmosphere.

Externally, the property benefits from a beautiful large, well-maintained rear garden, providing an excellent outdoor space for relaxation, entertaining, or family activities. A private driveway and garage offer ample off-road parking and additional storage. Situated just a short distance from The War Memorial Park, this home enjoys excellent access to green spaces, local amenities, and well-regarded schools. Viewing is essential.



Council Tax Band: E



Approach

The property is approached across a block paved driveway with outside light and leads to the:

Porch

Open brick arched porch with paved step, original oak door having glazed inlay with matching leaded side lights leading into the:

Hallway

With original oak flooring, radiator, coving and a understairs storage area with fitted shelving and storage. Door leads into:

Lounge

15'5" x 12'7"

With walk in leaded double glazed window to front, coving to ceiling, radiator, built in raised recces living flame effect coal gas fire, t.v point, two wall lights.

Dining Room

11'11" x 14'11"

With feature in fireplace recessed into the fireplace, coving, ceiling light, wood laminate flooring, radiator, glazed windows and door to the conservatory.

Conservatory

8'9" x 12'1"

The conservatory looking into the garden, surrounding double glazed windows with central picture window, reinforced glazed roof, laminate flooring and temperature control electric heater.

Kitchen

10'7" x 11'7"

Comprehensively fitted with a range of matching oak grain fronted base and wall units with black Formica rounded edged work surfaces with an inset single drainer white ceramic sink with chrome mixer tap. Integrated appliances include a Stoves under counter fan assisted double oven with grill, four ring gas hob with concealed illuminated extractor hood over, fridge freezer and dishwasher. There is a ceramic tiled floor and splash back, double glazed window overlooking the rear garden, radiator and doors to side and front

Cloakroom/WC

With a two piece white suite with low level w.c, and a vanity basin. Radiator, vinyl floor and an opaque glazed window to rear, wall mounted Vaillant

combination boiler servicing the hot water and central heating and access to the roof void.

Side Lobby

With a pitched polycarbonate roof with matching panelled and glazed door into the garden and front driveway, vinyl click flooring, light and a door to the garage.

First Floor Landing

With open spindles and banister rail. The spacious landing has access to insulated and boarded loft space with retractable ladder. Radiator and shelved storage cupboard with fitted shelving and louvre door.

Double Bedroom One

15'5" x 11'5"

With leaded double glazed window to the fore, radiator and a range of mahogany style fitted furniture to one wall that includes a dressing table with vanity mirror, wardrobes with hanging and shelving.

Double Bedroom Two

11'11" x 11'11"

With radiator and a double glazed window to rear offering magnificent views over the large rear garden. There is a built in corner wardrobes with hanging and shelving with matching drawers and bedside table.

Double Bedroom Three

8'3" x 12'0"

With part pine panelled sloped gable, radiator, leaded double glazed window to fore and a door to a useful built in storage cupboard (this would make an ideal ensuite conversion subject to plumbing)

Bathroom

Refitted with a four piece white suite that comprises a low level w.c, half pedestal wash hand basin with chrome mixer tap, a paneled bath with chrome mixer tap and a corner shower enclosure with mains fed Grohe shower. With porcelain tiling to walls and laminate effect flooring. There are two opaque double glazed windows to rear, extractor fan, LED downlighters, heated chrome towel rail and an LED mirror.

Garage

14'9" x 7'6"

With twin opening door to the front, opaque glazed window to side, power and light connected, wall mounted electric isolation unit and electric meter.

Rear Garden

This is a real feature of the property being approximately 250 ft in length, fully enclosed by perimeter fencing with formal lawns, full with patio, half way up the garden there is an additional patio area with ballustrades, the top of the garden is surrounded by well kept hedging, there is also a greenhouse.

Front

With a block paved driveway to front providing parking for two/three cars, dwarf wall and gravel corner foregarden with attractive shrub borders.

Tenure

The property is Freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

61 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

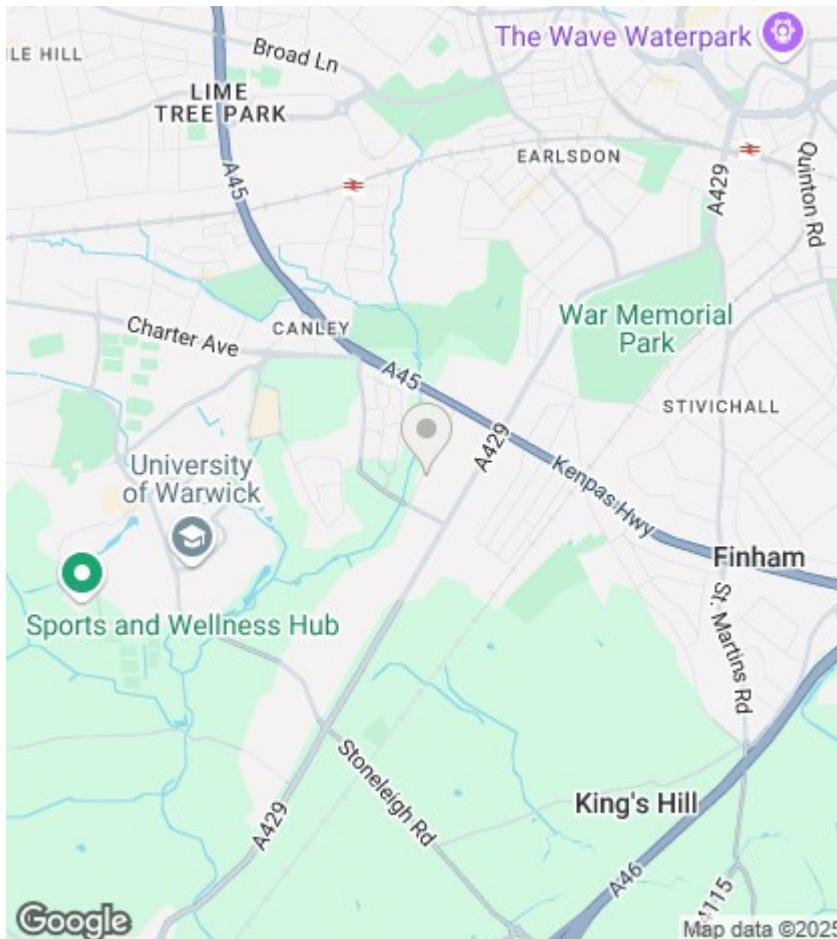
Virgin

Fixtures & Fittings

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







Directions

Viewings

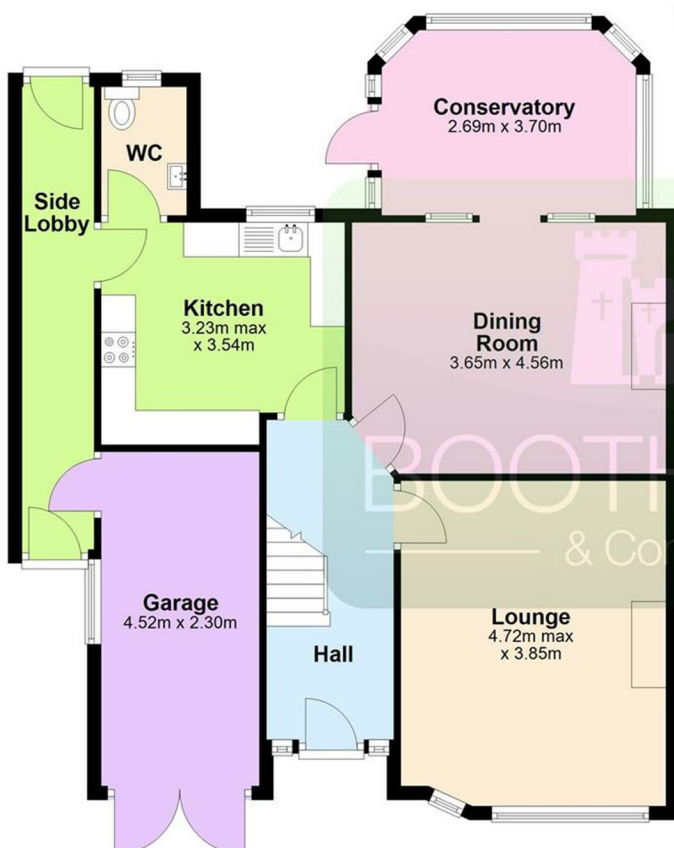
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 86.1 sq. metres



First Floor
Approx. 56.9 sq. metres

