



Coopers

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The Galliards, Cannon Hill, Coventry CV4 7HJ

Guide Price £220,000



The Galliards

Cannon Hill, Coventry

Spacious and well-presented two-bed near Gibbet Hill with conservatory and garage, plus parking for two cars—ready for a chain-free, quick sale!

Council Tax band: D

Tenure: Leasehold

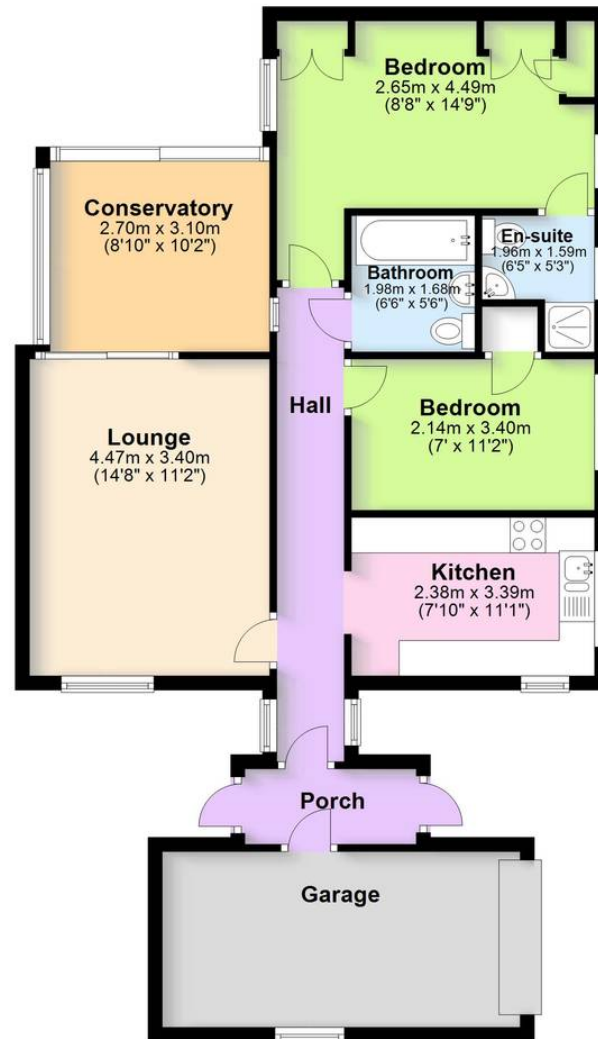
EPC rating: D

- Spacious retirement bungalow for the over 55's
- Two bedrooms, two bathrooms, with en-suite shower room.
- Sought-after location near Gibbet Hill and Kenilworth Road
- Spacious lounge, bright conservatory overlooking garden.
- Well-maintained but ready for personal updates.
- Private garage plus driveway, allowing for potentially three cars.
- Chain-free, ideal for a quick, hassle-free sale.
- Leasehold with 962 years remaining; service charge and ground rent totalling £1,395.05pa (2024/2025)





Ground Floor



Total area: approx. 83.1 sq. metres (894.4 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Coopers Estate Agents

Coopers, 22 New Union Street - CV1 2HN

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024 7655 2841 • sales@cooperestateagents.com • www.cooperestateagents.com/

Coopers Chartered Surveyors Ltd, 22 New Union Street, Coventry, West Midlands

CV1 2HN, 024 7655 2841, sales@coopers-cov.com. Company Registration

Number: 6725089 / VAT number: 940 3555 34