



2A CANNON PARK ROAD

COVENTRY





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COVENTRY CV4 7AY

A well presented and vastly extended detached family home in a highly sought after location on the outskirts of Coventry within easy reach of Kenilworth and Leamington Spa. The position boasts easy access to Warwick University, A45, A46 and Birmingham airport. The railway station in Coventry is approximately 3 miles away and offers regular trains to London.



The accommodation benefits from gas fired central heating and double glazing (as and where specified) and briefly includes porch, entrance hall, ground floor shower room, sitting room with dining area, study/snug/playroom, kitchen/dining/family room with bi-fold doors to the garden and separate utility room/second kitchen with bi-fold doors to the front of the property. An impressive staircase leads to the first floor accommodation including master bedroom with en-suite and dressing room, three further bedrooms (one with en-suite) and family bathroom. There is ample off road parking to the front, lawned garden to the rear with superb annexe (approx. 652 sq. feet) providing living/bedroom area, open plan kitchen and shower room.

The property also has the added benefit of planning permission (granted in 2018) for loft conversion with rear dormer.

A superb property which must be viewed to be appreciated.

Please book an appointment to view through the Leamington Office on 01926 429268.

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ACCOMMODATION

Ground Floor

Porch

With double glazed front door with two side windows.

Entrance Hall

With timber and glass door, tiled floor with underfloor heating, understairs storage.

Shower Room

WC, wash basin, shower, tiled floor with underfloor heating, leaded double glazed window to front aspect.

Sitting Room

16'11" x 11'11"

Leaded double glazed window to front aspect, radiator, living flame gas fire with chrome surround inset into chimney breast.

Dining Area

13'11" x 10'9"

Radiator, leaded double glazed window to rear aspect and leaded double glazed French doors with windows either side to patio area.

Study/Snug/Playroom

13'4" max x 10'9"

Radiator, leaded double glazed bay window to rear aspect, wall lights and ceiling spot lights.

Kitchen/Dining/Family Room

21'1" x 20'7"

Range of base and wall units, one and a half bowl sink unit, triple oven, five-ring gas hob, built-in microwave, space and plumbing for double fridge/freezer, island unit with seating space for four chairs, tiled floor with underfloor heating, leaded double glazed bi-fold doors to patio area and rear garden. Double timber glazed doors to:

Separate Utility Room/Second Kitchen

14'1" x 11'1"

Tiled floor with underfloor heating, space for two washing machines, space

for cooker, sink, extractor, ceiling spot lights, leaded double glazed opaque bi-fold doors to the front aspect.

Impressive Staircase

With wooden hand rail and spindles, large stained and leaded double glazed window to front aspect.

First Floor

Landing

Double radiator, loft hatch, leaded double glazed window and sun tunnel providing natural light.

Master Bedroom Suite

Comprising:

Bedroom

19'9" x 11'4"

Leaded double glazed window to front aspect, radiator and ceiling spot lights.

Dressing Room

Double glazed window to rear aspect, ceiling spot lights and loft hatch.

En-Suite

Large shower cubicle, WC, twin wash basins, double glazed window to rear, wall tiling to ceiling height and chrome towel radiator.

Bedroom Two

17'0" x 11'11"

Leaded double glazed window to front aspect, radiator, TV point, ceiling spot lights and door to:

En-Suite/Wet Room

Large shower, WC, vanity unit with wash basin, built-in bathroom cabinet, wall tiling to ceiling height, double glazed window to rear.

Bedroom Three

13'3" x 11'0"

Leaded double glazed window to rear aspect, radiator, ceiling spot lights.

Bedroom Four

17'8" x 9'5" max

Leaded double glazed window to rear, radiator, ceiling spot lights.

Family Bathroom

Jacuzzi bath, shower cubicle, WC, wash basin and wall tiling to ceiling height.

Outside

To The Front

Tarmac in and out driveway providing ample parking with brick wall to boundary.

To The Rear

Large patio area, steps up to raised lawned area with path leading to the annexe.

Annexe

With timber and glass canopy and patio area approach and comprising:

Living/Bedroom Area

27'5" x 17'8"

Bi-fold doors to garden and leaded double glazed window to side elevation, tiled floor with underfloor heating, TV point, burglar alarm, ceiling spot lights.

Open Plan Kitchen Area

9'2" x 10'9"

Base and wall units, tiling to splash backs, four-ring gas hob with extractor over, small window to rear, tiled floor with underfloor heating, cupboard housing annexe boiler.

Lobby

Double glazed part glazed door to side, tiled floor with underfloor heating and door to:

Shower Room

Tiled shower cubicle, WC, wash basin, tiling to splash backs, tiled floor with underfloor heating.

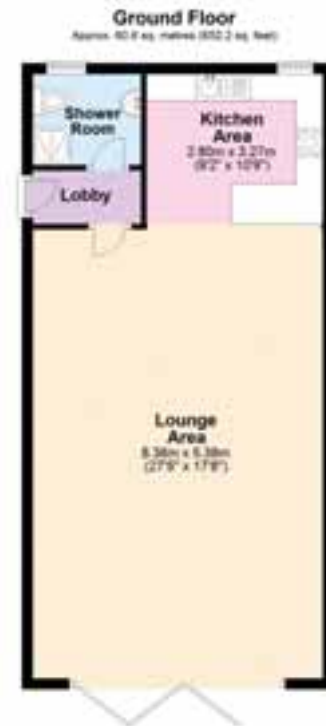
Planning Permission

Planning permission was granted in 2018 for loft conversion with rear dormer. Further information available on Coventry City Council website - planning application HH/2018/2239



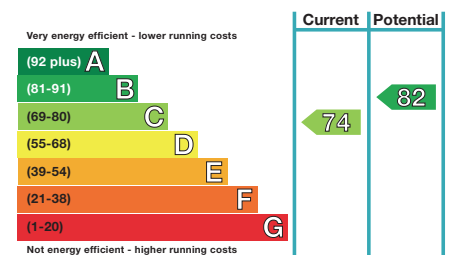
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TOTAL AREA: APPROX. 221.6 sq.m (2,385.6 sq.ft)
ANNEXE: Approx. 60.6 sq.m (652.2 sq.ft)

Energy Efficiency Rating





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