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Tutbury Avenue

Canley CV4 7BJ

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A fantastic opportunity to acquire this spacious three-bedroom detached bungalow, occupying a generous plot within the popular and well-connected Cannon Hill area of Coventry. Offering versatile single-storey accommodation, a garage and a superb detached summer house, this is a home that should appeal to a wide range of buyers.

At the heart of the property is the impressive open-plan underfloor heating kitchen and living area, stretching across the rear of the bungalow and creating a wonderfully sociable space for both everyday living and entertaining. With plenty of room for defined kitchen, dining and seating areas, this bright and spacious room forms a real focal point of the home and enjoys an excellent connection with the outside space.

The accommodation continues with three well-proportioned bedrooms, providing flexibility for families, downsizers or those requiring a dedicated home office or guest room. A family bathroom serves the bedrooms, while the property also benefits from the added convenience of a separate WC.

A great benefit is the garage, offering secure parking, storage or potential for

Tutbury Avenue is a well-established residential road situated in the popular Cannon Hill area of Coventry, offering an excellent position for families, professionals and those requiring convenient access to the University of Warwick. The location combines a pleasant residential setting with excellent access to everyday amenities, schooling and transport connections.

A good range of local facilities can be found nearby, with Cannon Park Shopping Centre providing supermarkets, shops and other everyday conveniences. The University of Warwick, Warwick Arts Centre and its associated leisure and sporting facilities are also within easy reach, while Coventry city centre and the popular Earlsdon area are readily accessible.

Families are particularly well catered for, with a selection of schools in the surrounding area including Cannon Park Primary School, Stivichall Primary School, Bishop Ullathorne Catholic School and Finham Park School. Buyers are advised to confirm individual catchment and admissions criteria directly with the relevant schools or Coventry City Council.

For commuters, the property is particularly well positioned for access to the A45, providing onward connections towards Birmingham, Solihull and the wider motorway network, as well as routes towards Kenilworth, Warwick and Leamington Spa. Canley Railway Station is also nearby, offering services towards Coventry and Birmingham, while Coventry Railway Station provides further connections including services towards London. Regular bus services operate throughout the surrounding area, with

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Dimensions

GROUND FLOOR

Entrance Hallway
1.02m x 5.77m

Kitchen/Living Room
3.63m x 10.74m

W/C
1.37m x 0.81m

Hallway
0.86m x 0.79m

Bedroom
2.69m x 3.45m

Bedroom
2.79m x 2.11m

Bedroom
3.94m x 3.45m

Bathroom
1.96m x 2.51m

OUTSIDE

Garage
5.00m x 2.59m

Summer House
3.71m x 5.21m

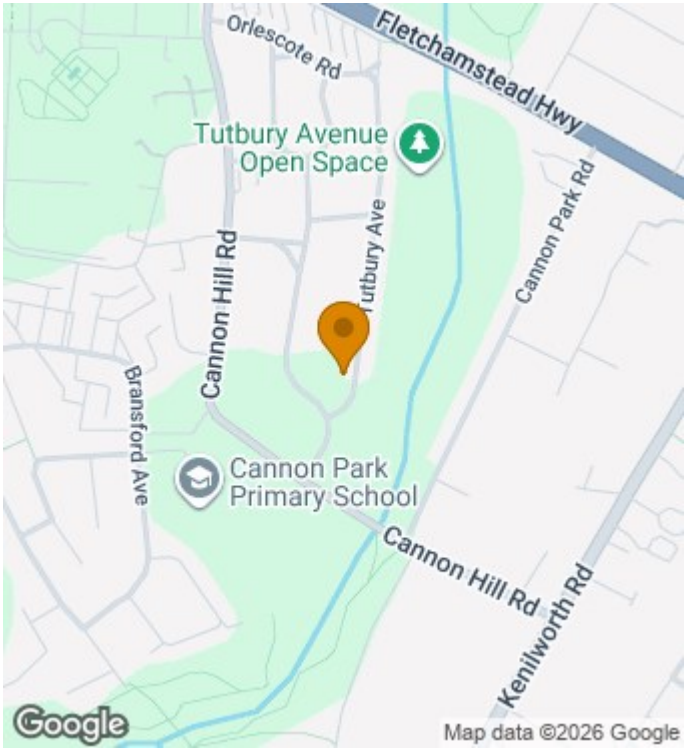
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Floor Plan

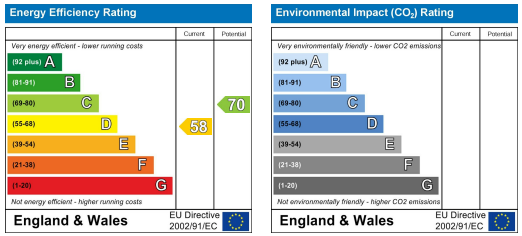


Total area: 1296.00 sq ft

Location Map



EPC



Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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