



Cannon Close, Earlsdon, Coventry. CV4 7AS

£750,000 Freehold

- Beautiful Inter War Detached Family Residence
- Stunning Manicured Rear Gardens
- Four Reception Rooms, Kitchen And Verandah
- Double Width Garage And Driveway
- Offered With No Onward Chain
- First Time In 60 Years The Property Is Available For Purchase
- EPC Rating F - 29
- Five Bedrooms, Two Bathrooms & Ground Floor Cloaks
- Gas Central Heating And Majority Double Glazing
- Coventry City Council Tax Band F

68 Cannon Close, Coventry CV4 7AS

Nestled in the exclusive Cannon Close, Coventry, this handsome interwar detached residence offers a splendid blend of classic elegance and modern living. Built in 1937, this extended five-bedroom house boasts an impressive 2,336 square feet of living space and sits within an overall plot of 0.25 acres, making it an ideal family home.

Upon entering, you are greeted by four spacious reception rooms, each providing a perfect setting for both relaxation and entertaining. The generous layout allows for a seamless flow between the rooms, ensuring that family gatherings and social events can be enjoyed to the fullest. The property features two well-appointed bathrooms, catering to the needs of a busy household.

One of the standout features of this home is its beautifully designed gardens, crafted by the renowned horticulturalist Dora Shepherd. These gardens offer a tranquil retreat, perfect for enjoying the outdoors or hosting summer barbecues. The lush greenery and vibrant flowers create a picturesque setting that enhances the overall appeal of the property.

In summary, this delightful detached house in Cannon Close is a rare find, offering ample space, stunning gardens, and a rich history. It presents an excellent opportunity for those seeking a family home in a highly desirable Coventry location.



5



2



4



F

Council Tax Band: F



Recessed Porch

With quarry tiled floor, coach light and composite entrance door.

Entrance Hall

Entered through the composite door with matching side light windows. Stairs rise to the first floor landing, radiator and a coats cupboard. All doors radiate off to:

Dining Room

8'9" x 13'3"

With oak flooring, windows to the front and side, radiator and wall light points.

Lounge

13'7" x 17'9"

Six casement bay window to the fore with a radiator beneath. The focal point is provided by a tiled fireplace with matching open hearth and picture rails.

Sitting Room

13'7" x 18'8"

Having the original stained and leaded bay to the rear with French doors. There is an attractive tiled open fireplace with matching hearth and two radiators.

Breakfast Room

Having the original bay window to the rear with French doors and leaded and stained windows. Karndean flooring, built in dresser with display and further corner cabinet. From the breakfast room you access the fitted kitchen.

Fitted Kitchen

The kitchen is comprehensively fitted with maple fronted units to wall and base. The base units have a roll topped worksurface over with an inset stainless steel sink unit. Tiled splashbacks and an integrated dishwasher, refrigerator, conventional oven and Aga. The wall units have pelmet lighting and there is a door leading to the side passage.

Lobby

With understairs storage cupboard, continuation of the Karndean floor, pantry and door to the cloakroom.

Cloakroom/WC

Refitted with a close coupled wc, vanity wash hand basin, Karndean floors and splashbacks. Frosted window to the side and an extractor fan.

Covered Passageway

With doors to front and the rear garden. Shelving, outside tap and door to the utility cupboard with plumbing for automatic washing machine.

Covered Verandah

The verandah has Minton flooring and dwarf wall and pillars. The verandah then flows into the formal gardens.

Landing

With access to loft void with pull down ladder, radiator and doors with leaded top light windows to:

Bedroom One

13'5" x 17'1"

Having six casement bay windows to the fore with stained top lights. Fitted wardrobes to one wall with tall boy and dresser. Radiator and downlights.

Bedroom Two

13'5" x 14'7"

Original leaded and stained window to the rear with a radiator beneath, picture rails and a vanity wash hand basin.

Bedroom Three

7'9" x 9'3"

Window to the fore with stained top lights and a radiator beneath. Laminate flooring and a built in bed frame with top boxes.

Bedroom Four

9'4" x 16'5"

Window to the fore with a radiator beneath. Fitted wardrobe with top boxes.

Bedroom Five

8'4" x 7'5"

Original leaded and stained window to the rear with a radiator beneath.

Bathroom

Refitted with a white suite that comprises a panelled bath, concealed cistern wc and vanity wash hand basin. The separate shower cubicle has a rainfall thermostatic shower. Tiling to floors and splashbacks, frosted window to the rear and an extractor fan.

Shower Room

Refitted with a large shower cubicle with rainfall thermostatic shower, vanity wash hand basin and a

close coupled wc. Tiled floor and splashbacks, frosted window, heated towel rail and an extractor fan.

Rear Garden

The formal lawn is flanked with well stocked shrub and floral borders. The flagstone patio has steps that open onto the sun terrace with raised planters, water feature and trees providing dapple shade. An opening leads to a further pathway and lawned area. There are a number of mature trees and at the head of the garden is sunken lawn. Laurel hedging screens the potting shed, tool shed, greenhouse and insulated home office with French doors and double glazing.

Two Driveway

To the fore are two generous block paved driveway with planted borders. One leading to the double width garage.

Double Garage

18'5" x 16'3"

With remote roller shutter doors. Having shelving, power and lighting provided and French doors onto the patio.

Wine Store

Located next to the garage

Canley Ford Millenium Green

Nestled in the heart of Coventry, Canley Ford Millennium Green is an area of natural tranquility accessed through a gate at the foot of the garden. This picturesque green space boasts meandering footpaths, enchanting woodland, and open meadows, providing an idyllic setting for nature lovers, walkers, and families alike.

With the gentle flow of Canley Brook running through the landscape, visitors can enjoy serene riverside strolls, spot an array of local wildlife, or admire the area's artistic highlights, including a striking kestrel sculpture by renowned artist Walenty Pytel and intricate stone mosaics embedded in the pathways. The meadows burst into colour in the warmer months, with wildflowers and a thriving ecosystem of butterflies and birds.

Located within easy reach of Earlsdon, Kenilworth Road, and Coventry City Centre, this sought-after hidden space is literally on your doorstep. With links to War Memorial Park and the wider Coventry green belt, it's an excellent choice for leisurely walks and outdoor adventures.

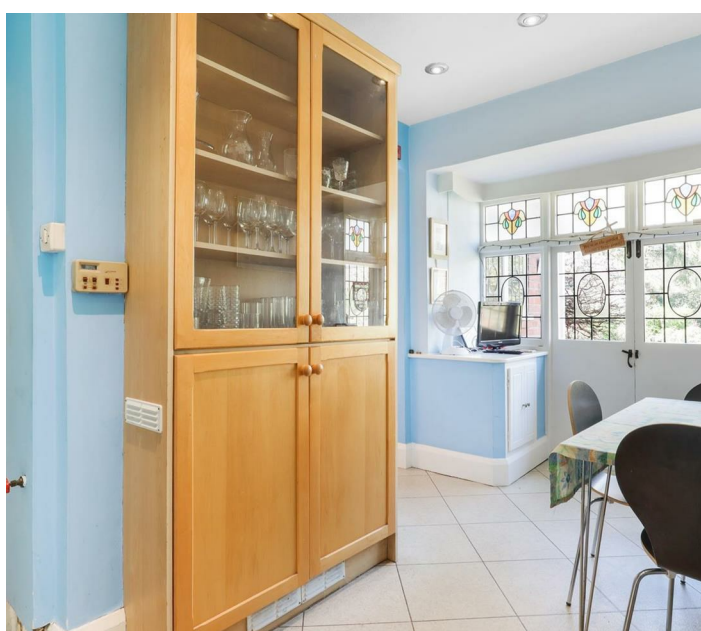
Whether you're searching for a peaceful place to unwind, a scenic route for dog walking, or a charming outdoor space to enjoy with family, Canley Ford Millennium Green is a true hidden treasure, offering natural beauty and tranquility right on the doorstep of Coventry's vibrant community

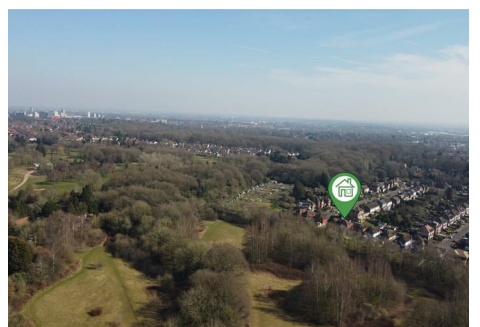
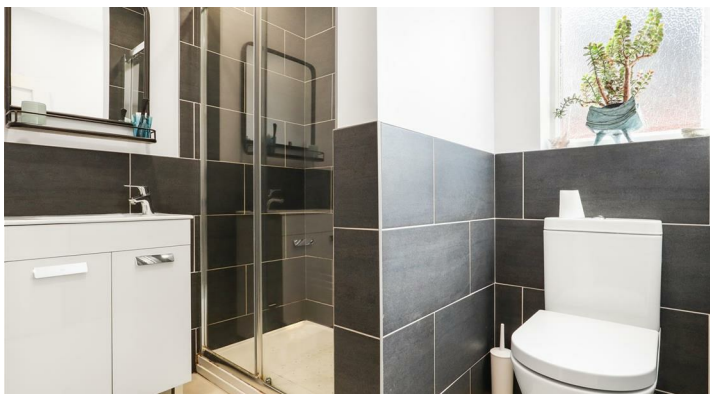
Services

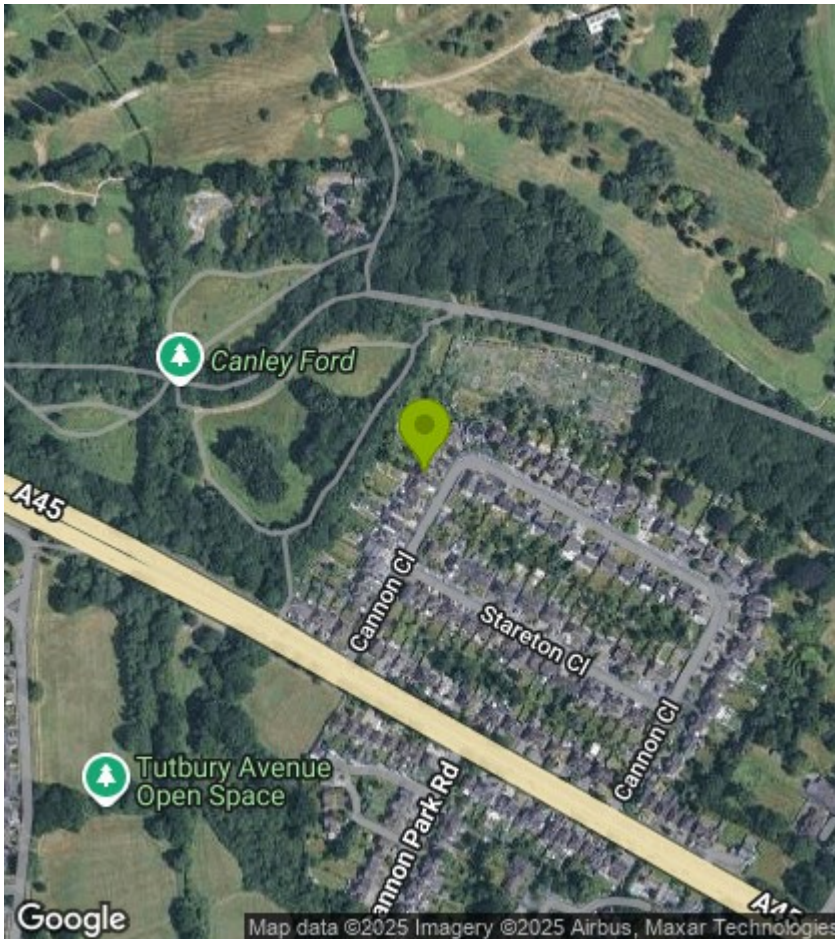
All mains services are connected.

Tenure

The property is Freehold







Viewings

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

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	29	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION
Cannon Close

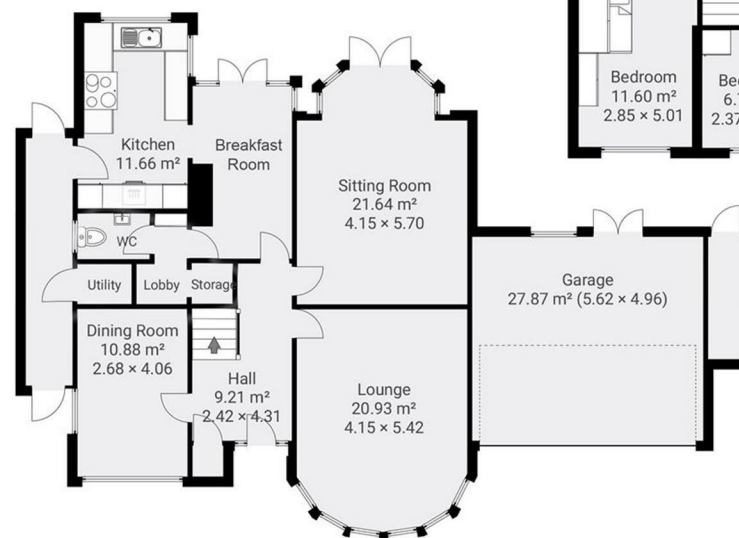
DETAILS
Total area: 208.96 m²
2249.2 sq.ft



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. Estantium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estantium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estantium.

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▼ Ground Floor TOTAL AREA: 127.85 m²



▼ 1st Floor TOTAL AREA: 81.11 m²

