



Cannadine Road, Southcrest Rise, Kenilworth, Warwickshire, CV8 2UB

£375,000

- Recently Constructed Three Bedroom Miller Home
- Front Lounge And A Utility Area
- Three Bedrooms And Two Bathrooms
- Gas Central Heating And Double Glazing
- Offered With No Onward Chain
- Fitted Breakfast Kitchen With Utility Area
- EPC Rating B - 84
- Rear Garden With Patio
- Driveway For Two Cars
- Warwick District Council Tax Band D

Cannadine Road, Kenilworth CV8 2UB

A recently completed three bedroom semi detached Miller Home. Located adjacent to the newly built secondary school which has recently been awarded an outstanding OFSTED rating. The house has a driveway for two cars with an electric car charging point and gateway into the rear garden. The house has a hallway, front lounge and attractive fitted shaker style kitchen with integrated appliances and a utility area with cloakroom just off. French doors open onto the patio and rear garden. On the first floor is a landing with generous cupboard and three well proportioned bedrooms. The main bedroom having an en-suite and a further family bathroom. Benefitting double glazed windows and gas central heating. Offered with no onward chain.



Council Tax Band: D



Hallway

Entered through a composite door and having stairs rising to the first floor with a radiator at the foot and a door into the front lounge.

Lounge

14'8" x 11'8"

Window to the fore with blinds and a radiator beneath. Understairs storage cupboard and a door into the kitchen.

Kitchen/Breakfast Room

12'7" x 10'10"

Comprehensively fitted with a range of pebble grey shaker style units with copper coloured door furniture. The base units include an integrated dishwasher and a there is an upright fridge freezer. The granite effect counter has matching upstands, an inset stainless steel sink unit with monobloc tap and a four ring gas hob with brushed steel splashback and matching fan assisted oven and extractor hood. Two double wall mounted units, laminate flooring, a radiator and French doors into the rear garden.

Utility Area

Having an integrated washer dryer, wall mounted Baxi condensing boiler, window to the rear and a door into the cloakroom.

Cloakroom

With a close coupled wc and wash hand basin. Radiator.

Landing

Window on the turn, storage cupboard with hanging rails, access to loft void and doors off to.

Principal Bedroom

10'8" x 10'1"

Window to the fore with blinds, a radiator beneath and a door into the en-suite.

En Suite Shower Room

With a double shower cubicle with a thermostatic shower, half pedestal wash hand basin, close coupled wc and a radiator. Frosted window with blind and a extractor fan.

Bedroom Two

10'8" x 7'10"

Window to the rear with blinds and a radiator beneath.

Bedroom Three

7'1" x 6'8"

Window to the rear with blinds and a radiator beneath.

Bathroom

Having a panelled bath with mixer tap, half pedestal wash hand basin and a close coupled wc. Radiator and tiled splashbacks.

Rear Garden

With side pedestrian access and a paved patio leading from the kitchen. The garden is then laid to lawn with a timber shed and panelled fencing and walled boundaries.

Driveway

The tarmacadam driveway provides hardstanding for two vehicles and has an electric car charging point.

Foregarden

Set behind wrought iron railings with a small lawned area with mature shrubs and hedging.

Tenure

The property is Freehold.

Services

All mains services are provided.

Fixtures And Fittings

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



Viewings

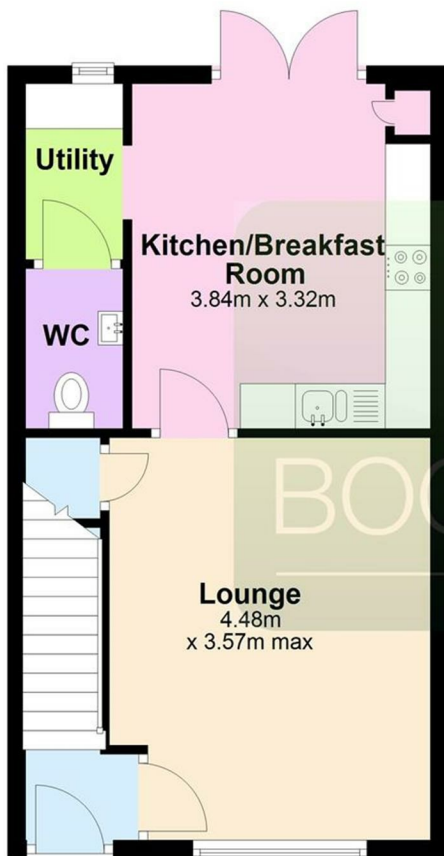
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

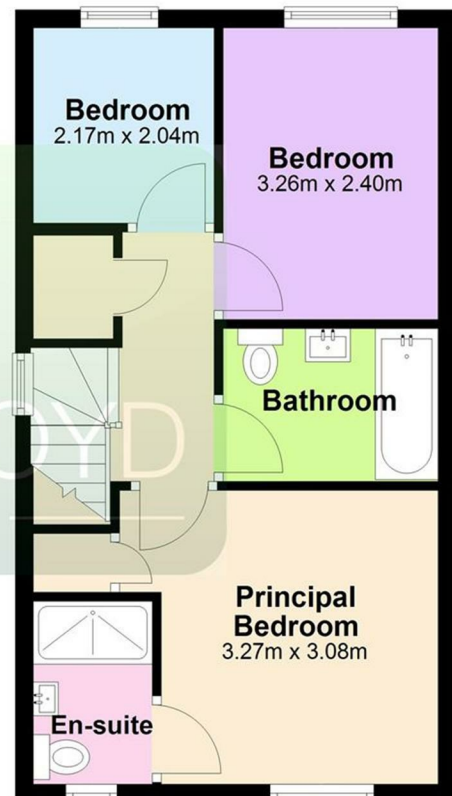
Ground Floor

Approx. 37.9 sq. metres



First Floor

Approx. 38.0 sq. metres



Total area: approx. 75.9 sq. metres