



## 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

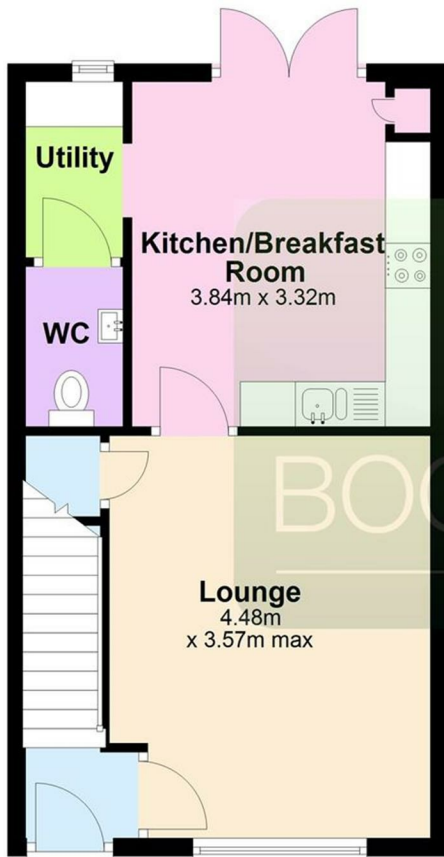
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## 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	

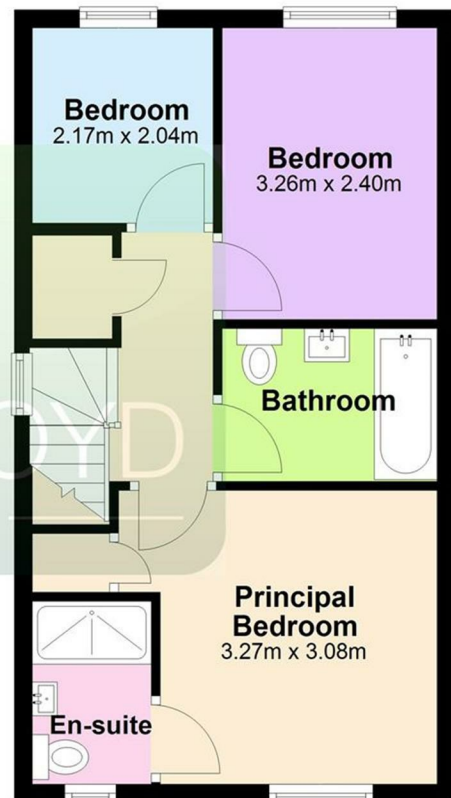
## Ground Floor

Approx. 37.9 sq. metres



## First Floor

Approx. 38.0 sq. metres



Total area: approx. 75.9 sq. metres