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Property Experts

Cannadine Road  
CV8 2UB



# Cannadine Road

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Nestled in the charming town of Kenilworth, this brand new two-bedroom bungalow, crafted by the renowned Miller Homes, awaits its new owners with open arms. As you step through the doorway, you are greeted by a spacious reception room that seamlessly flows into an open plan kitchen, dining, and lounge area - perfect for entertaining guests or simply relaxing in style.

The property boasts two cosy bedrooms, offering a peaceful retreat at the end of a long day. The bathroom is elegantly designed, featuring both a bath and a shower for your convenience. Imagine unwinding in a warm bath after a busy day, feeling the stresses of the day melt away.

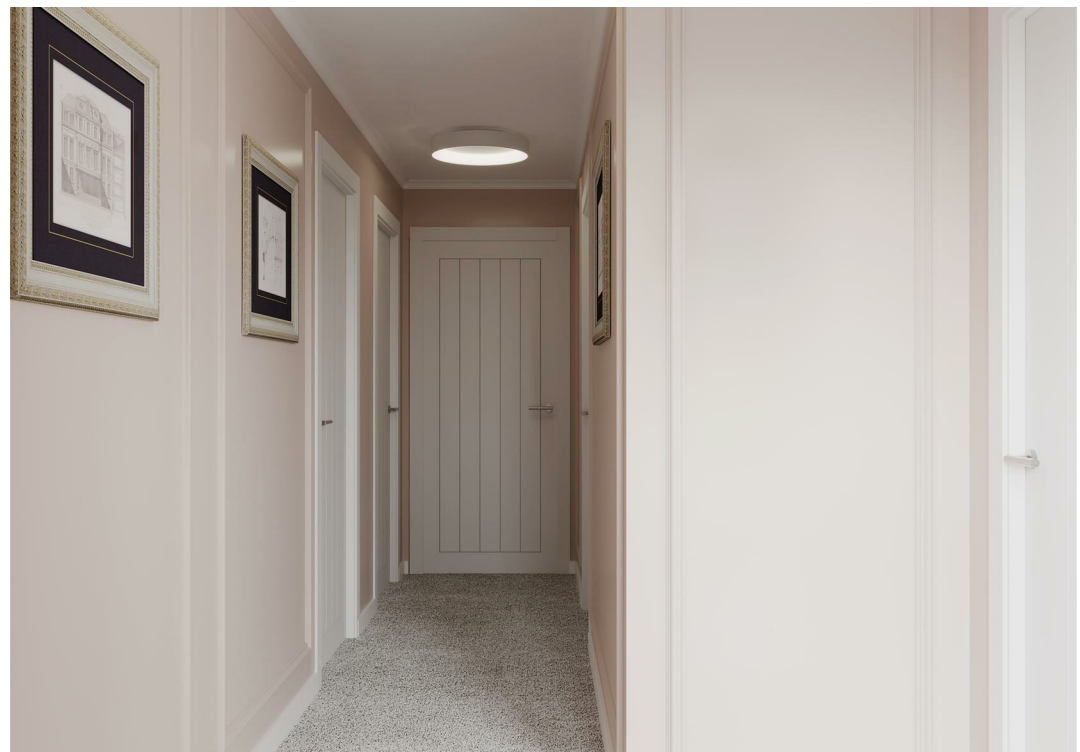
With a move-in date set for Easter 2024, you could soon be calling this beautiful bungalow your home sweet home. Located close to the esteemed Kenilworth School and surrounded by picturesque countryside, this property offers the perfect blend of convenience and tranquillity.

Don't miss out on the opportunity to make this stunning bungalow your own - book a viewing today and start envisioning the wonderful memories you could create in this delightful abode.

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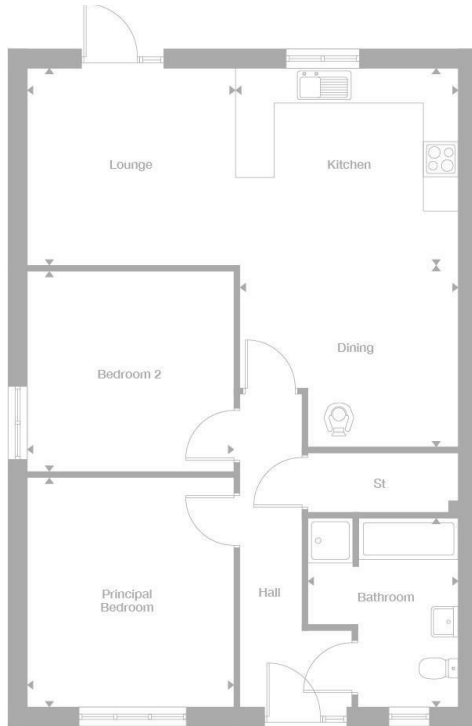
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# Floor Plan



Office space area

Total area: sq ft

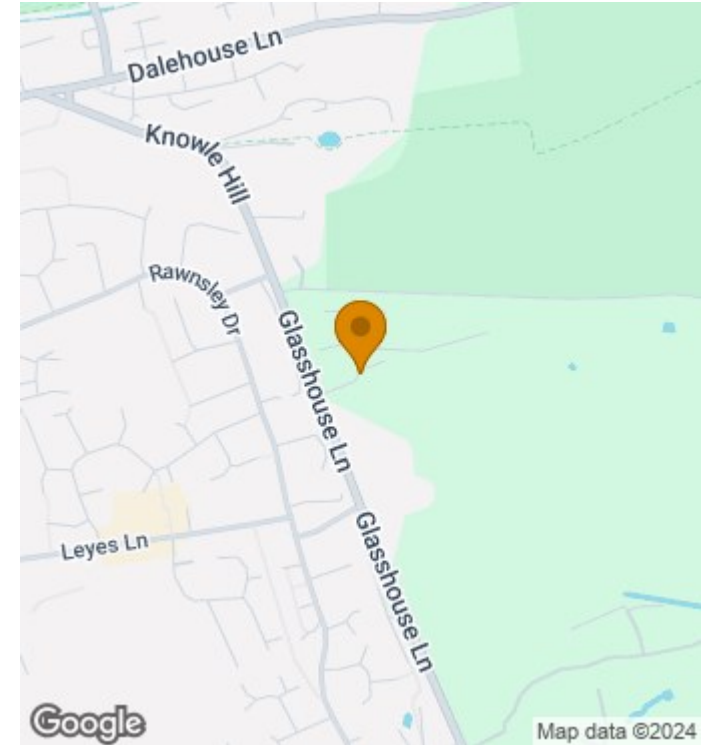
**Disclaimer**

**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 accordance 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.

# Location Map



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne