



JULIE PHILPOT  
RESIDENTIAL



## 11 Cannadine Road | Kenilworth | CV8 2UB

A stunning new build property, constructed by Miller homes in 2024, being immaculately presented in 'show home' condition. This fabulous property benefits from three double bedrooms, the master with an en-suite. On the ground floor is a large and welcoming entrance hall, cloakroom, lounge and open plan kitchen/diner/family room. To the outside is a wonderful newly landscaped rear garden with seating areas, lawn and a well planned mixed planting scheme. There is also plenty of parking a garage and the remaining term of the NHBC Guarantee. A super, stylish home that simply must be viewed to e appreciated.

£535,000

- Superb Miller Home Built in 2024
- Immaculate Show Home Condition
- Garage & Ample Driveway Parking
- Three Double Bedrooms, Master En-Suite
- Viewing Essential



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

A light, airy and welcoming entrance hall, spacious in design with radiator, dado rail and understairs storage space.

### **CLOAKROOM**

Having pedestal wash basin, w.c and radiator.

### **LOUNGE**

15' 2" x 11' 3" (4.62m x 3.43m)

With French double doors leading into the landscaped rear garden. Radiator and dado rail.

### **KITCHEN/DINER/FAMILY ROOM**

20' 4" x 13' 10" (6.2m x 4.22m)

In the very popular open plan style is this super room providing plenty of space for cooking, eating and relaxation. In the kitchen area is an extensive range of cupboard and drawer units including deep pan drawers, matching wall cupboards and integrated Zanussi appliances to include a dishwasher, washer/dryer and tall fridge/freezer. Four ring gas hob with electric oven under and extractor hood over. Cupboard housing the Baxi combination boiler. Ample worktop space and two radiators. In the dining area is space for a dining table and chairs which in turn leads to the further seating area having French double doors providing direct garden access.

### **DOG LEG STAIRCASE TO FIRST FLOOR**

With smoke detector, large storage cupboard and access to roof storage space via the pull down timber loft ladder.

### **MASTER BEDROOM**

12' 2" x 11' 2" (3.71m x 3.4m)

With rear garden views, radiator and built in wardrobes with sliding doors. Door to

### **EN-SUITE SHOWER ROOM**

10' 0" x 5' 6" (3.05m x 1.68m)

Having a large shower with fully tiled walls and glazed shower screen, wall hanging wash basin, w.c, radiator and complementary tiling.

## DOUBLE BEDROOM TWO

11' 2" x 10' 9" (3.4m x 3.28m)

A great size second double bedroom with radiator and built in wardrobes.

## DOUBLE BEDROOM THREE

10' 0" x 11' 7" (3.05m x 3.53m)

A third double bedroom with radiator and large built in storage cupboard.

## BATHROOM

Having a panelled bath with shower and glazed shower screen over, wall hanging wash basin, w.c., complementary tiling, extractor and radiator.

## OUTSIDE

### GARAGE

Having an up and over door, light, power and under eaves storage space.

### PARKING

There is a good size driveway to the side of the property with parking available for several vehicles and an EV Charging point.

### REAR GARDEN

This garden is a further feature to the property having been landscaped and well established with a wide variety of plants and shrubs plus an area of lawn and large patio plus a further sunny seating area. There is also a large area for storage to the rear of the garden behind the garage. Timber fencing forms the boundaries.

## SERVICE CHARGES

There is a Service Charge of £158.00 half yearly made payable to Ground Solutions Management Company.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

### Energy rating and score

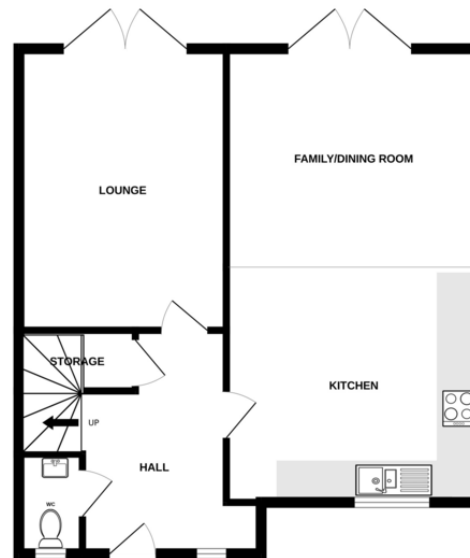
This property's energy rating is B. It has the potential to be

[See how to improve this property's energy efficiency.](#)

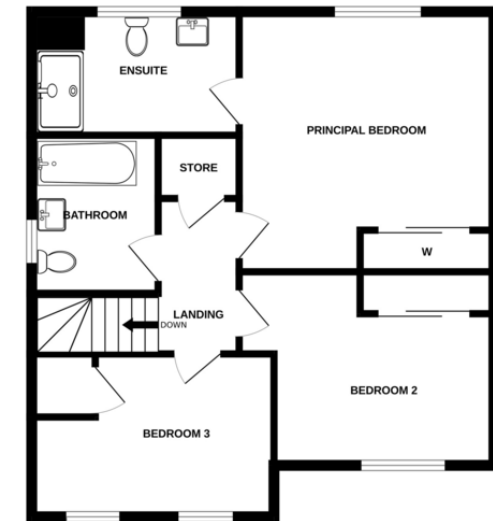
Score	Energy rating	Current
92+	A	
81-91	B	84
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

The graph shows this property's current and potential energy

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements