



  
SHORTLAND  
HORNE

Trusted  
Property Experts

  
SHORTLAND  
HORNE

Cannon Close  
CV4 7AT

# Cannon Close £2,500 PCM CV4 7AT £2,884 Deposit

Shortland Horne are delighted to present this substantial six bedroom detached property, ideally situated in the highly sought after area of Cannon Hill. The property offers excellent access to the University of Warwick, along with a wide range of local amenities, shops and the A45 linking the motorway network.

The ground floor comprises a welcoming entrance hallway, spacious lounge, two generously sized double bedrooms with one benefiting from an en-suite shower room, modern fitted kitchen complete with oven, hob, dishwasher and fridge as well as a downstairs W/C.

To the first floor, the property offers four further spacious double bedrooms, two of which include en-suite shower rooms, in addition to a family bathroom with matching suite.

Externally, the property benefits from a large rear garden and a block paved driveway providing off street parking.

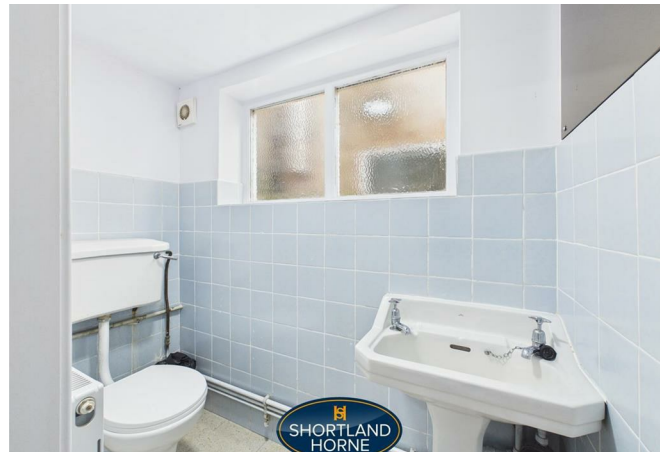
AVAILABLE NOW | EPC RATING: E | COUNCIL TAX BAND: F

**selling quality**  
property since 1995





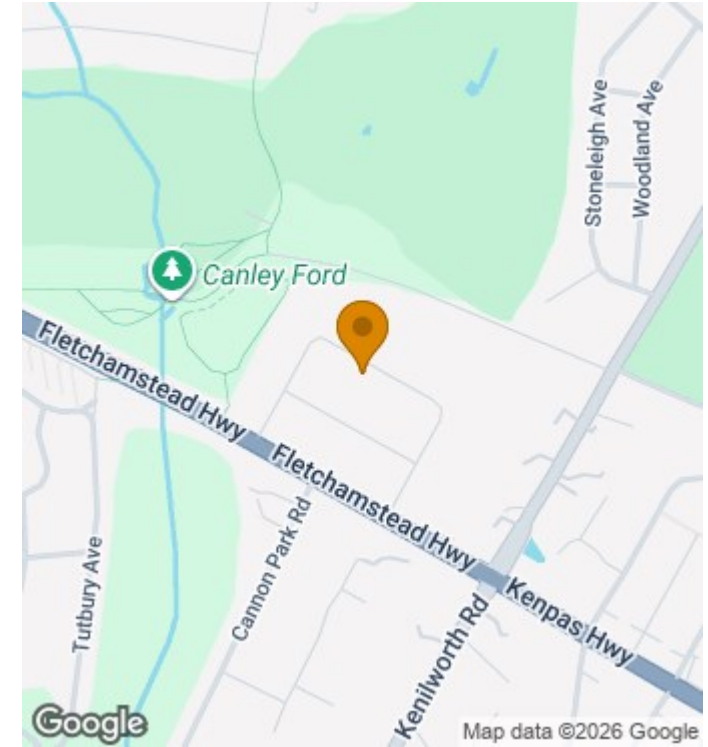




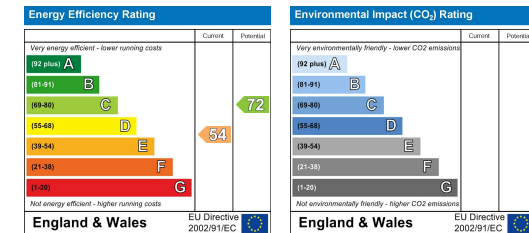
# Floor Plan



# Location Map



# EPC



### 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.



Trusted  
Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne