



JULIE PHILPOT
RESIDENTIAL



3 Cannadine Road | Kenilworth | CV8 2UB

£450,000

A recently built Miller Home at Southcrest Rise, a small and sought after development, providing easy access in and out of town along with the benefit of open footpaths, golf course, Kenilworth School and local social and shopping amenities all being within a short walk. This is a delightful, well planned and spacious detached house with three bedrooms, kitchen/diner having direct garden access, a guest cloakroom and larger than average garden along with ample driveway parking and a open aspect towards Kenilworth School.

- No Chain Involved
- Three Bedrooms, Master En-Suite
- Spacious Kitchen/Diner
- Good Size Garden



Property Description

ENTRANCE HALL

With radiator.

CLOAKROOM

With w.c., wash basin and radiator.

LOUNGE

15' 5" x 10' 0" (4.72m x 3.07m)

With radiator, aerial connection and feature fireplace with electric log burner fire.

KITCHEN/DINER

17' 1" x 11' 3" (5.23m x 3.45m)

A spacious room with a range of cupboard and drawer units, stainless steel sink unit and matching wall cupboards. Integrated appliances to include washer/dryer, tall fridge/freezer, dishwasher, gas hob with extractor hood over and electric oven under. Boiler cupboard housing Baxi gas boiler and generous dining area with space for dining table and chairs. Radiator and walk in understairs storage cupboard. French doors providing direct access to rear garden.

FIRST FLOOR LANDING

Having built in storage cupboard, smoke detector and access to roof storage space.

MASTER BEDROOM

11' 1" x 11' 9" (3.38m x 3.58m)

With radiator and built in wardrobe with hanging rails. Door to:

ENSUITE

7' 6" x 5' 3" (2.29m x 1.6m)

Having a fully tiled shower enclosure with glazed shower screen, wall mounted wash hand basin, w.c., extractor fan and radiator.

BEDROOM TWO

10' 5" x 9' 2" (3.18m x 2.79m)

With radiator and rear garden views.

BEDROOM THREE

9' 2" x 6' 5" (2.79m x 1.96m)

With radiator and rear garden views.

BATHROOM

Having panelled bath, wall hanging wash basin, w.c., complementary tiling and extractor fan.

OUTSIDE

GARDEN

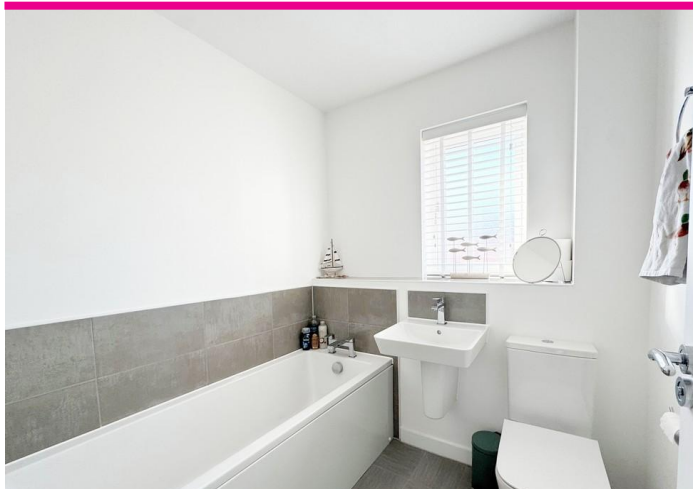
To the front is an easily maintained and small fore garden with mature shrubs. The rear garden is larger than average with an area of lawn and shrubs. Timber fencing forms the boundaries.

PARKING

There is tandem length driveway to the side providing parking for two vehicles.

FIXTURES AND FITTINGS

The carpets, blinds and fire are included in the sale.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

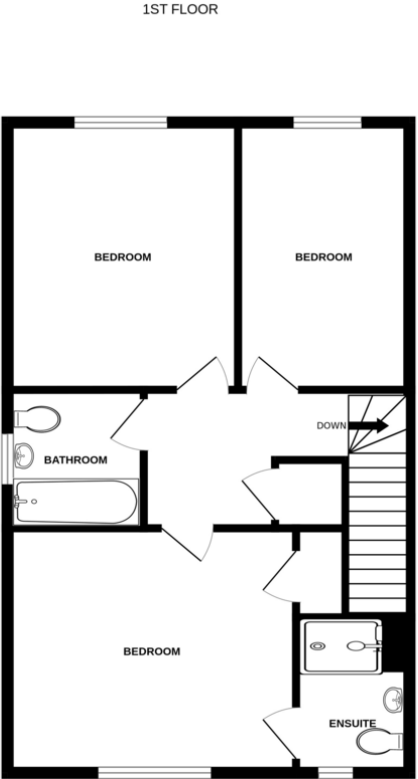
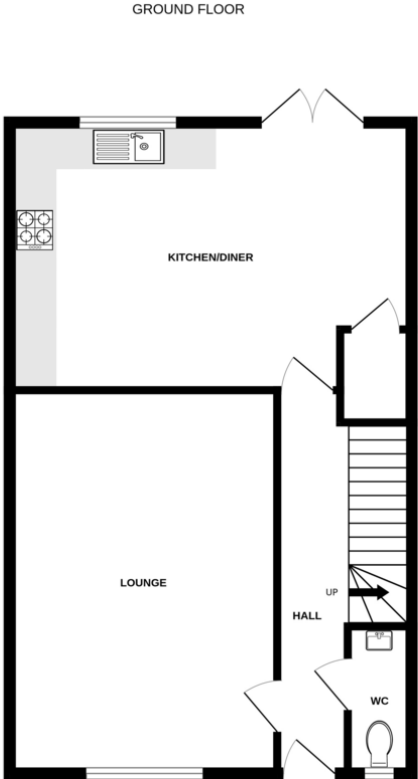
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		