



Trusted
Property Experts



Aldrin Way
CV4 7DP

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A much loved and deceptively spacious three bedroom link-detached bungalow is within walking distance to Warwick University and Cannon Park Shopping Centre. The bungalow also has great links to Coventry City Centre and Tile Hill train station.

This well presented bungalow briefly comprises of the entrance hallway with doors leading off to a spacious lounge, a modern fitted kitchen with integrated appliances and granite worktops, a dining room that runs out to a conservatory. There are three generously sized bedrooms with all of the bedrooms featuring built in wardrobes, a shower room and a W/C completes this wonderful accommodation. Outside to the front of the property there is a block paved driveway with access to a garage and the rear garden is fully enclosed with mature trees and shrubs.

Shortland Horne strongly suggest an internal viewing to appreciate this wonderful home as we believe there will be very high demand being so close to Warwick University.





Custom text box

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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

6.53m x 3.63m

Kitchen

3.66m x 2.72m

Dining Room

4.83m x 2.57m

Conservatory

7.32m x 2.69m

Bedroom One

4.27m x 3.58m

Bedroom Two

4.27m x 3.20m

Bedroom Three

2.72m x 2.11m

Shower Room

W/C

Garage

5.21m x 2.44m

Floor Plan



Total area: 1344.00 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 sole 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 pre-

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 properly mark 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 Home'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 Home 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

Rating	Current	Potential
Very energy efficient - lower running costs [92+] A	Green	
[81-91] B	Light Green	
[69-80] C	Yellow	
[55-68] D	Orange	
[39-54] E	Red	
[21-38] F	Dark Red	
[1-20] G	Black	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC



02476 222 123

✉ sales@shortland-horne.co.uk
🌐 shortland-horne.co.uk

 @ShortlandHorne
 Shortland-Horne

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