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2020-2021



**SHORTLAND  
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Property Experts

Aldrin Way  
Cannon Park CV4 7DP

## Aldrin Way CV4 7DP

This well presented and deceptively spacious three bedroom 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. If you are looking for investment this home already has four let-able rooms and has potential to add further let-able rooms.

Briefly the accommodation comprises of the entrance hallway, kitchen with fitted units, a spacious lounge, three generously sized bedrooms with the master bedroom having the benefit of a en-suite shower room, a family bathroom and a W/C completes the accommodation. Outside to the front the driveway is tarmacked providing off road parking. The rear garden has been landscaped and can be easily maintained. There is also a detached good size garage with an up and over door.

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.

**selling quality**  
property since 1995









## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

5.77m x 7.98m

Kitchen

3.53m x 4.32m

W/C

Bedroom One

4.06m x 4.34m

En-Suite

1.60m x 1.63m

Bedroom Two

3.18m x 3.71m

Bedroom Three

2.49m x 2.72m

Bathroom

1.70m x 2.39m

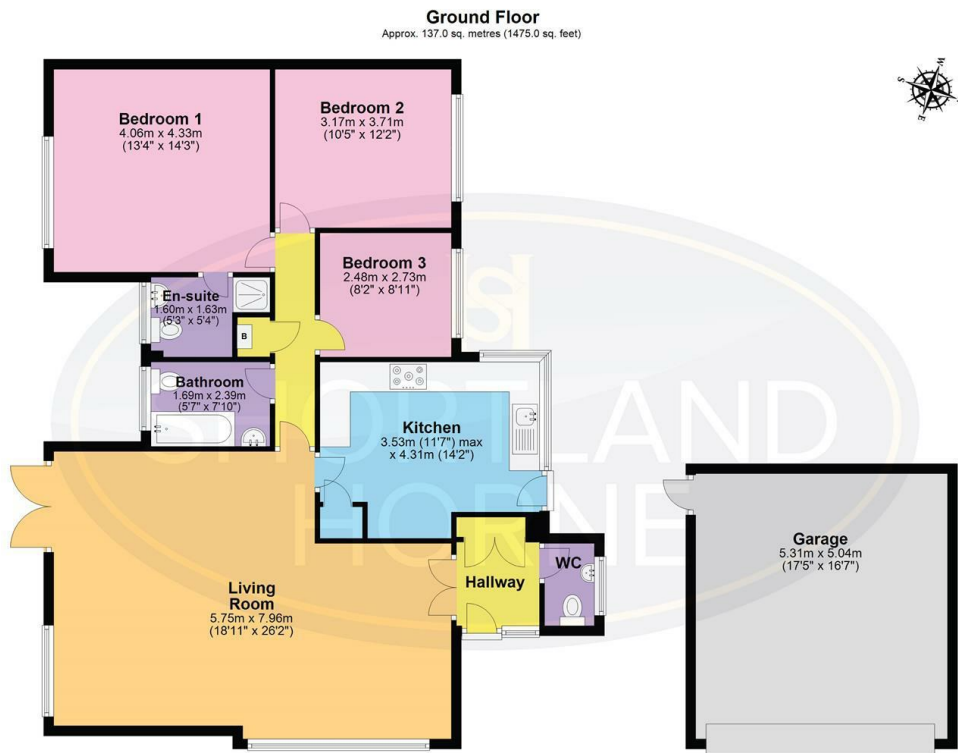
### OUTSIDE

Garage

5.31m x 5.05m



# Floor Plan



Total area: approx. 137.0 sq. metres (1475.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1475.00 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 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

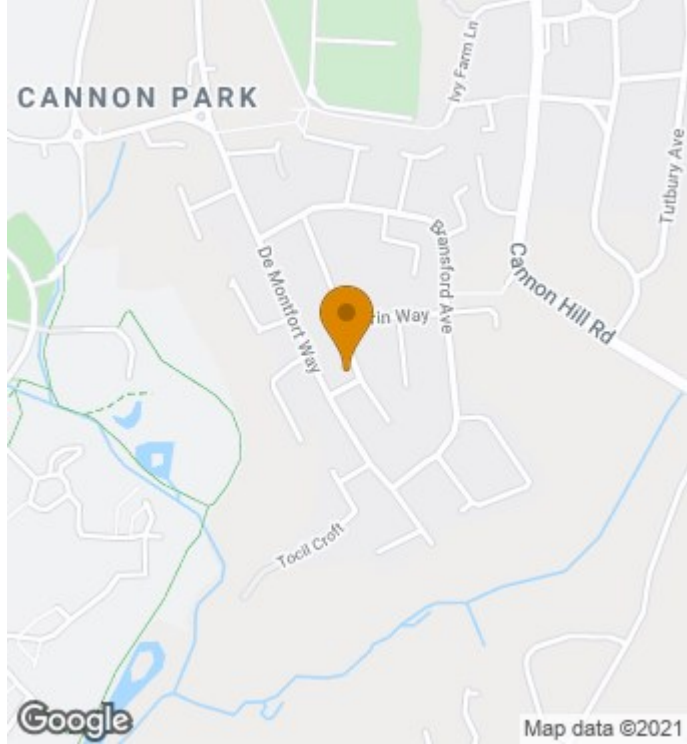
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

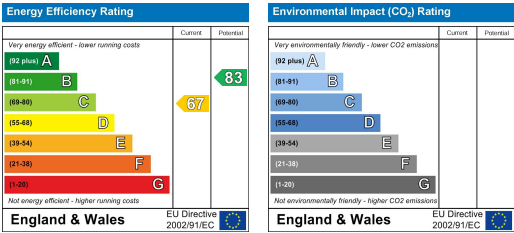
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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



02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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