



Beech Court Burton Green Kenilworth CV8 1TT

for sale
£425,000



Property Description

An immaculately presented three bedroom detached family home on a quiet new estate in the sought after Burton Green. Just a ten minute walk from Burton Green C of E Academy, and little over a mile from Tile Hill Station. Briefly comprising family living room, kitchen/diner, guest cloakroom, three good sized bedrooms, one with en suite, and family bathroom, in addition, there is a driveway providing off road parking and giving direct access to the garage.

Approach

Front door leads to:

Entrance Hallway

Staircase rising to the first floor, storage cupboard, Amtico Flooring.

Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin, heated towel rail, obscure glazed window to the rear, understairs cupboard.

Lounge

16' 8" x 10' 4" (5.08m x 3.15m)

Windows to the front and side, Amtico Flooring.

Kitchen / Diner

16' 8" x 10' 3" Max (5.08m x 3.12m Max)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include gas oven and grill, four ring gas hob with cooker hood above, integrated fridge freezer, washing machine and dishwasher, cupboard housing the central heating boiler, space for dining table, window to the side and door leading to garden.

First Floor Landing

Staircase rising from the hallway, window to the front and rear, loft hatch giving access to part boarded roof space with fitted ladders.

Bedroom One

11' 9" x 8' 7" (3.58m x 2.62m)

Built-in wardrobes providing hanging and shelving space, window to the front, door through to:

En Suite

Fitted with a white suite comprising of low level WC, wash hand basin, shower cubicle with mains shower fitted, extractor fan, heated towel rail and obscure glazed window to the side.

Bedroom Two

10' 7" Max x 9' 5" (3.23m Max x 2.87m)

Built-in wardrobes providing hanging and shelving space, windows to the front and side.

Bedroom Three

10' 6" x 6' 10" (3.20m x 2.08m)

Window to the side.

Family Bathroom

Fitted with a white suit comprising of low level WC, wash hand basin with mixer tap, bath with mixer tap and shower over, extractor fan and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a garden laid to lawn.

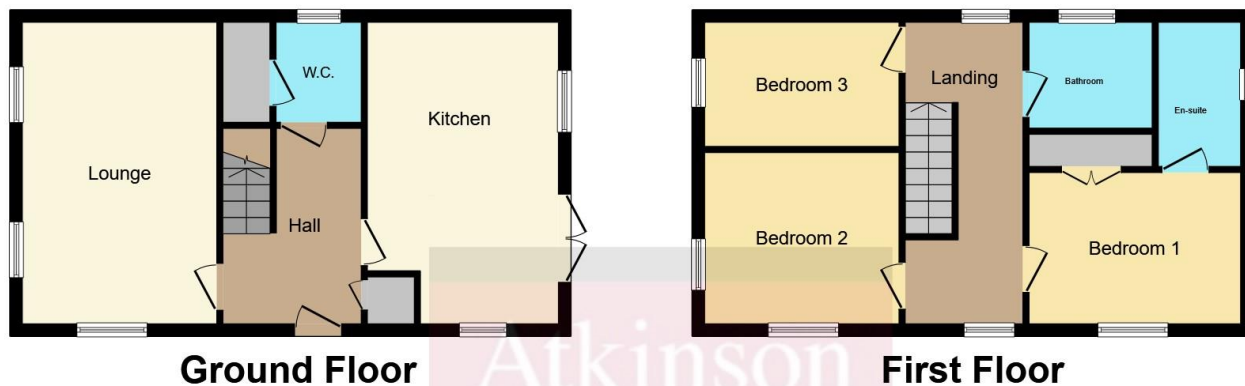
Side Of Property

Enclosed side garden, laid mainly to lawn with a small patio area.

Garage

To the rear of the property there is a driveway providing off road parking for two vehicles and giving direct access to garage with up and over door, light and power.





Atkinson
Stilgoe



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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