

**41 Barrow Road
Town Centre
KENILWORTH
CV8 1EG**

Offers Over £435,000



- **THREE BEDROOM**
- **CONSERVATORY**
- **NO ONWARD CHAIN**
- **TOWN CENTRE LOCATION**

- **SEMI DETACHED FAMILY HOME**
- **LOUNGE/DINER**
- **OFF ROAD PARKING FOR TWO CARS**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom, bay fronted semi detached family home in a high demand location of one of the many historic Warwickshire towns of Kenilworth.

Situated in the heart of Kenilworth just off the Warwick Road, and a only short walk away from Kenilworth town centre, shops, restaurants, railway station and highly rated schooling.

In brief the accommodation comprises; entrance hall, lounge/dining room, conservatory, fitted kitchen, three bedrooms and a family bathroom. The property additionally benefits from gas radiator central heating, upvc double glazing, off road parking for two cars, a former garage, workroom / hobby room and a well tended, enclosed rear garden with a fishpond.

Conveniently located to access local shops and other amenities and with easy access to Abbey Fields, Kenilworth Castle and the A46 and M40 road networks. Viewing is highly recommended to appreciate this lovely home. The property is also offered with no onward chain.

This is an ideal property to either live in as the period dwelling, as it is; or for those who have the vision to extend with ease, into the generous loft space; or with the imagination to extend both ground floor and first floor areas to the side or just the rear of the property. The property also offers itself to a potential linked 'Work from Home' office space. These types of improvements to modern day living areas have been achieved by neighbouring properties.

Accommodation Comprises

Entry via composite door.

Entrance Hallway

Stairs rising to first floor. Solid wood flooring. Radiator. Window to side. Glazed doors to lounge/diner and kitchen.

Lounge Area

13'1" x 13'1" (4.01m x 4.01m)

Bay window to front aspect. Feature fireplace with hearth. Opening though to:

Dining Area

12'1" x 11'5" (3.70m x 3.50m)

Sliding doors into conservatory. Radiator.

Kitchen

15'1" x 7'6" (4.60m x 2.29m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit. Built in electric oven and grill. Electric hob with extractor over. Space and plumbing for a dishwasher and washing machine. Space for a fridge and a freezer. Wall mounted boiler. Window to side. Window to rear. Door to rear garden.

Conservatory

10'6" x 10'5" (3.21m x 3.20m)

Window to side. Window to rear. French doors opening to rear garden. Radiator. Ceiling Fan.

First Floor Landing

Access to loft space. Airing cupboard with louvre doors. Window to side.

Bedroom One

13'1" x 11'5" (4.01m x 3.50m)

Bay window to front. Built in wardrobes. Radiator.

Bedroom Two

11'5" x 11'5" (3.50m x 3.50m)

Window to rear. Radiator.

Bedroom Three

7'10" x 6'6" (2.40m x 2.00m)

Window to front. Radiator.

Bathroom

With suite to comprise; bath with mixer shower and shower screen, vanity unit with wash hand basin, quadrant shower cubicle and low level w.c. Extractor fan. Window to rear.

Front Garden

Block paved driveway providing off road parking for two cars and leading to garage. Gated access to rear garden. Area laid to gravel. Border with plants and shrubs. Dwarf wall and hedgerow to boundary.

Garage / Workshop

Entrance via timber door. Windows to side, rear and front. Power and light connected.

Rear Garden

Block paved patio. Area laid to lawn. Planted borders to sides. Further crazy paved area at the rear of the garden with shed and raised borders. Enclosed by timber fencing.

Agents Note

Local Authority: Warwick

Council Tax Band: D

Energy Efficiency Rating: D

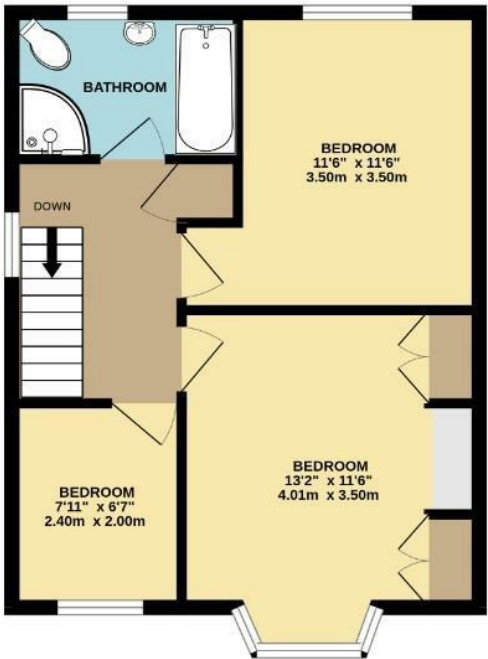




GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



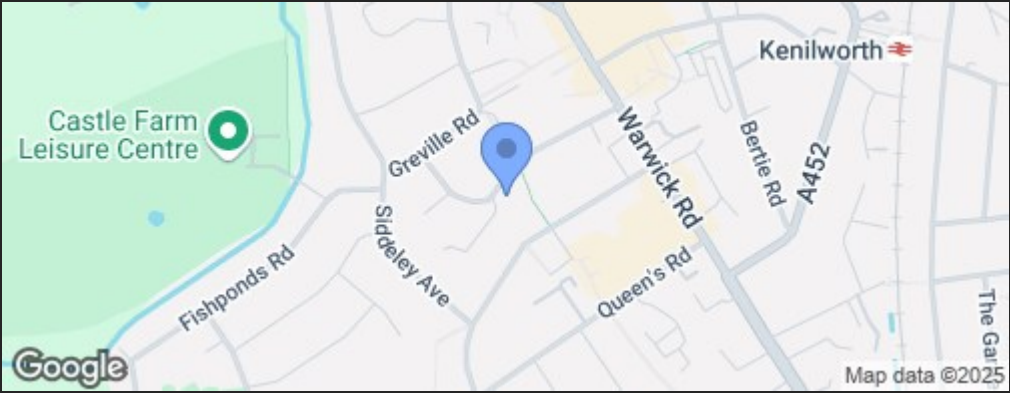
1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.