



## Moorlands Avenue, Kenilworth

Offers In Excess Of £450,000

- Flexible Modern Five Bedroom Semi Detached House
- Living Room
- Breakfast Kitchen With Utility Off
- Four First Floor Bedrooms And An Office
- Attractive Landscaped Rear Garden & Driveway Parking
- Reception Hall & Cloakroom
- Energy Rating C - 74
- Family Room With Own Entrance
- Bathroom & Separate W.C
- Warwick District Council - Tax Band E

# Moorlands Avenue, Kenilworth CV8 1RZ

A five bedroom extended semi-detached house, well presented and improved, situated within walking distance of all town centre facilities and amenities, yet in a quiet and sought after location. The accommodation offers; entrance hall, cloakroom w.c., large and spacious well fitted breakfast kitchen with utility off, living room, family room, first floor landing, three double bedrooms and two singles, bathroom, and separate w.c, driveway to front with parking for three/four cars and attractive rear garden. Viewing is recommended.



Council Tax Band: E



### **Approach**

With a tarmac driveway with parking for three/four cars, leading to a UPVC double glazed door into the

### **Reception Hall**

With radiator, ceiling light, wood laminate flooring, smoke alarm, stairs rising to the first floor, door to

### **Cloakroom**

With a low level w.c, wall mounted wash hand basin, opaque feature port hole style double glazed window to front, ceramic tiling to walls and floor, high level storage cupboard.

### **Lounge**

13'2" x 15'7"

With double glazed window to front, useful understairs storage area with shelves, coving, ceiling light, temperature control clock for the central heating and double doors to the

### **Kitchen/Breakfast Room**

10'9" x 15'7"

Comprehensively fitted with a range of matching light oak fronted base and wall units to both sides of the kitchen with marble effect rounded edge work surfaces, under pelmet lighting, single drainer stainless steel sink with chrome mixer tap, ceramic tiling to splash back, Creda cooker included in the sale, space for upright fridge freezer and slimline dishwasher, wood laminate flooring, space for breakfast table, double glazed window and door onto the garden, radiator, t.v point, door to the

### **Utility Area**

With space and plumbing for automatic washing machine and dryer, wall mounted Worcester Bosch combination boiler servicing the hot water and central heating, double glazed windows and door

### **Family Room**

22'10" x 11'4"

Arch way from the hall into an inner hall with frosted UPVC door to front, coat hooks and ceiling light with door into the family room. With built in wall unit with shelves and display cabinet, built in matching base cupboards with stainless steel sink with splashback, double glazed window to front with additional double glazed window and door to the rear.

### **First Floor Landing**

With ceiling light, access to two insulated and part boarded loft spaces with retractable ladders, ceiling light with fan, door to the airing cupboard with slatted shelving and radiator.

### **Double Bedroom One**

13'1" x 9'6"

Fitted with a range of double wardrobes to one wall with sliding doors, double glazed window to the front and a radiator, coving, ceiling light, built in display alcove with shelf and cupboards over.

### **Double Bedroom Two**

12'8" x 9'0"

With a double wardrobe with sliding mirrored door to one wall, radiator, coving, ceiling light, double glazed window to front.

### **Bedroom Three**

9'5" x 8'9"

With double glazed window to rear, ceiling light, radiator and coving.

### **Bedroom Four**

9'4" x 7'9"

With a fitted with louvered mirrored doors, double glazed window to the rear and a radiator.

### **Bedroom Five/Study**

9'7" x 6'6"

With double glazed window to front, radiator, LED ceiling lights, bulk head.

### **Family Bathroom**

With a two piece peach suite with a bath with an electric shower over and a vanity sink with cupboards under, opaque double glazed window to the rear and a radiator, ceiling light.

### **W.C**

Two piece white suite with low level w.c, wall hung wash hand basin, opaque double glazed window to rear, vinyl flooring, ceiling light, radiator

### **Rear Garden**

Laid to low maintenance block paving with well stocked borders with irrigation system, timber shed and a greenhouse, outside tap and useful brick store which is part of the main building, and a small pond.

## Tenure

The property is freehold.

## Servcies

All Mains services are connected.

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

61 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

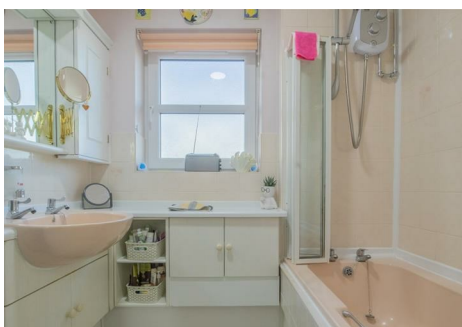
Sky

Virgin

## Fixture And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 