



## Warwick Road, Kenilworth

Offers Over £499,950

- Spacious Character Four Bedroom Semi Detached House
- Three Reception Rooms & Conservatory
- Breakfast Kitchen & Utility/Cloakroom
- Large Family Bathroom
- Gas Central Heating & Double Glazing
- Town Centre Location With Parking For Three Cars
- Energy Rating D - 57
- Four Double Bedrooms With Wardrobes
- East Facing Manageable Rear Garden
- Warwick District Council Tax Band E

# Warwick Road, Kenilworth CV8 1HY

A spacious four bedroom semi detached character property located in a prominent position on the main Warwick Road with convenient access to all local facilities and amenities, yet with the benefit of rear car parking for three cars. The double bayed property offers an abundance of character with exposed beams and fireplaces which comprises; three large reception rooms all of which having feature fireplaces, a library/study, a modern breakfast kitchen with built in appliances and central island, separate utility, ground floor cloakroom with new boiler and conservatory with air conditioning. To the first floor there are four double bedrooms all fitted with built in wardrobes and a large four piece modern family bathroom. Internal viewing is strongly advised to appreciate the space on offer.



Council Tax Band: E



### **Approach**

Canopy porch entrance with ceramic tiling to floor, panelled and glazed door into the

### **Lounge**

13'10" x 12'11"

With walk in double glazed bay window, radiator, imitation exposed beams and feature stone fireplace with fitted electric fire, three wall lights, door to

### **Dining Room**

13'10" x 10'8"

With double glazed walk in bay window, radiator, exposed imitation beams and feature brick fireplace with chimney for open fire.

### **Inner Hall**

With attractive flagstone flooring, timber wall panelling, radiator, ceiling downlights, door into lobby with stairs rising to the first floor with useful storage cupboard.

### **Snug**

5'11" x 9'2"

With ceiling light, radiator, window into the kitchen.

### **Study**

11'1" x 11'9"

With ceiling light, feature fireplace with antique pine surround and tiled inserts, telephone point, bookshelves and original attractive parquet flooring.

### **Kitchen/Breakfast Room**

16'1" x 20'3"

Comprehensively fitted with a range of matching cream fronted shaker style base and wall units with marble effect rounded edge work surfaces with island unit and feature arch, integrated appliances to include a four ring induction hob, integrated double built-in double fan assisted oven and separate grill with built in microwave, space for dishwasher, one and a half bowl composite sink, space for large upright fridge freezer, breakfast area with space for good size table, radiator, large Velux window, Karndean flooring, door to

### **Utility**

With space and plumbing for automatic washing machine and tumble dryer. Worksurface with matching cream base and wall cupboard, ceiling light, ceramic tiled walls. Karndean flooring door to

### **W.C**

With low level w.c., pedestal wash hand basin, ceramic tiling to walls and new Vaillant condensing boiler servicing the hot water and central heating.

### **Conservatory**

16'0" x 13'0"

With French doors leading into the conservatory and into the rear garden, surrounding double glazed windows with a pitched glass roof, airing conditioning unit, vinyl floor.

### **First floor Landing**

Stairs rising to the first floor with matching banister rail and spindles, ceiling light, smoke alarm, access to insulated loft with retractable ladder, double glazed window to rear.

### **Double Bedroom One**

13'10" x 12'11"

With radiator, fireplace and range of built-in wardrobes and matching chest of drawers, further built-in wardrobe, ceiling light, double glazed window to front.

### **Double Bedroom Two**

13'10" x 10'8"

Double glazed window to front, range of built in wardrobes to chimney breast wall with hanging and shelving.

### **Double Bedroom Three**

11'2" x 11'10"

Double glazed window to side, radiator, built in double wardrobe with hanging and shelf.

### **Bedroom Four**

10'5" x 9'3"

With built in wardrobes, radiator, ceiling light, matching drawers, double glazed window to rear.

### **Bathroom**

With a four piece white suite with low level w.c., pedestal wash hand basin, panelled large walk in shower enclosure with mains fed shower, fully tiled with double glazed window, further double glazed window to rear, mirrored vanity cabinet, Karndean flooring, ceiling light, two heated towel rails.

## Rear Garden

Attractive low maintenance landscape rear garden with an east facing rear aspect, laid to block paved pathway providing a terrace and patio with mature surrounding and central feature borders, enclosed by brick wall and timber boundaries, there are gates to the rear parking courtyard and useful side gated access leading to the front.

## Off Road Parking

To the rear of the property there is vehicular access from Warwick Road providing driveway parking for three/four cars.

## Tenure

The property is Freehold.

## Services

All mains services are connected.

## Mobile Coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

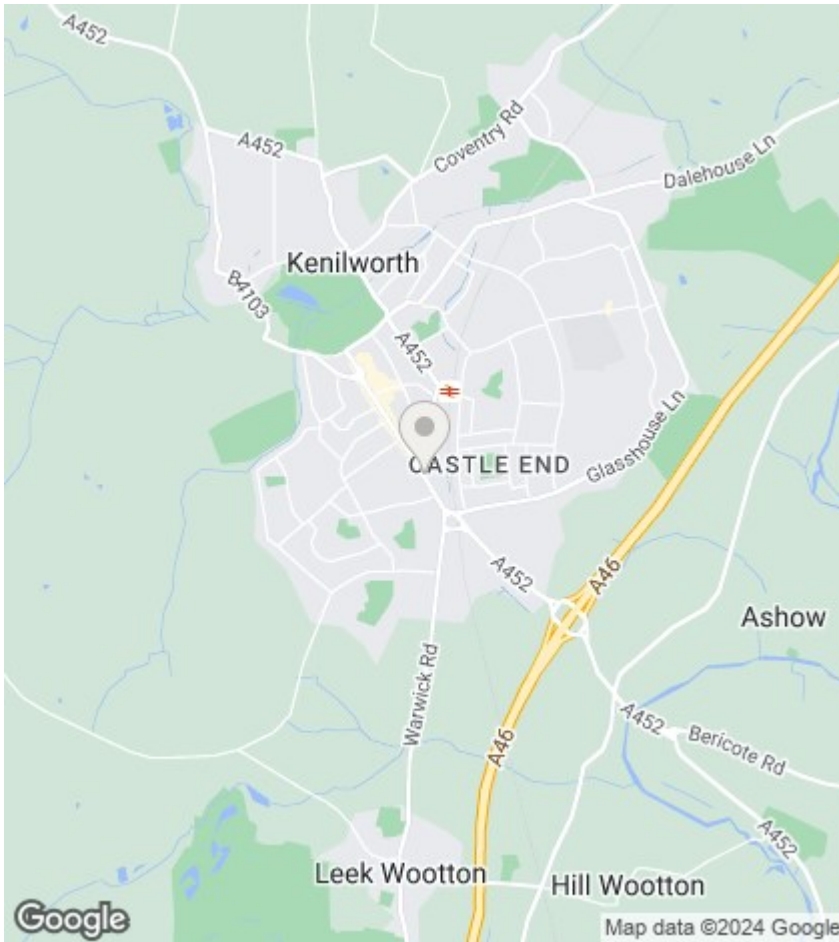
BT  
Sky  
Virgin

## Fixtures & 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.

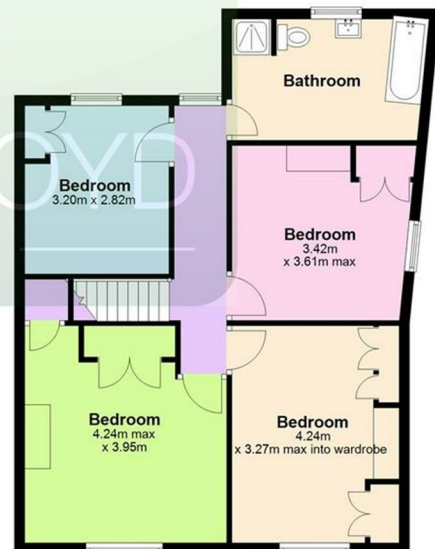
### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(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	

**Ground Floor**  
Approx. 102.3 sq. metres



**First Floor**  
Approx. 69.5 sq. metres



Total area: approx. 171.8 sq. metres