



## Warwick Road, Kenilworth

£569,950

- Extended Four Bedroom Semi Detached House
- Through Lounge/Dining Room
- Extended Breakfast Kitchen
- Superb Loft Conversion With Luxury En-suite & Feature Freestanding Bath
- Close To The Town Centre
- Reception Hall, Utility & Cloakroom
- Energy Rating - D 61
- Refitted Family Bathroom
- Attractive Rear Garden, Garage & Driveway Parking
- Warwick District Council Tax Band D

# Warwick Road, Kenilworth CV8 1FB

An extended spacious four bedroom 1930's character semi-detached house arranged over three floors in a well-regarded central Kenilworth position. This large family home benefits from gas fired central heating and double glazing. The accommodation comprises; entrance hall, utility/cloakroom, through lounge/dining room and extended breakfast kitchen. To the first floor there are three double bedrooms and quality family bathroom. To the top floor a quite superb loft conversion bedroom four with Juliet balcony and luxury en-suite. Outside a single garage, lawned rear garden with patio. To the front a large slate chipping dressed driveway with parking for several vehicles. Early viewing is highly recommended.



Council Tax Band: D



## Approach

Over a slate chipping driveway to an open brick arch entrance with composite front door into the

## Reception Hall

With double glazed window to side, laminate flooring, radiator and cover, feature coving, ceiling light and centre rose, stairs rising to the first floor with useful understairs storage cupboard housing the electric isolation unit and electric meter, door to the

## Utility Room

Refitted with a range of matching white high gloss fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, brick bond style ceramic tiles to splash back, space and plumbing for washing machine and separate dryer, LED downlighters, heated chrome towel rail, door to the

## Cloakroom W.C

With a refitted two piece white suite with low level w.c, vanity wash hand basin with cupboard below, brick bond style ceramic tiles to half height to walls, LED downlighters, extractor fan.

## Lounge Area

11'4" x 12'2"

With double glazed walk in bay window to front, wood burning stove with oak mantel and tiled hearth, feature coving, ceiling light, wood laminate flooring, feature wall paper to one wall, arch to the

## Dining Area

11'3" x 10'11"

With wood laminate flooring, coving, feature drop down light, arch to the

## Kitchen/Breakfast Room

11'10" x 17'6"

Comprehensively refitted with a range of matching two tone solid wood fronted cream and blue base and wall units with 30mm quartz work surfaces with brick bond style ceramic tiles to splash back, one and a half bowl under counter mounted stainless sink, integrated slimline dishwasher, Zanussi undercounter integrated electric fan oven and grill with five ring stainless steel gas hob with illuminated

stainless steel and glazed extractor hood above, integrated fridge freezer, vinyl floor, radiator and cover, three stool breakfast bar/island unit, ceiling sky pod lantern, three leaf grey aluminium bi fold doors, LED downlighters, wall mounted t.v point.

## First Floor Landing

With frosted double glazed window to side, ceiling light and centre rose, smoke alarm, door to

## Double Bedroom Two

11'4" x 12'2"

With walk in double bay window to front, picture rail, radiator.

## Bedroom Three

11'3" x 10'11"

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

## Bedroom Four/Study

6'0" x 6'0"

With feature double glazed window to front, radiator, picture rail and coving.

## Bathroom

With a four piece white suite with a low level w.c, vanity wash hand basin with two drawers below, large walk in shower enclosure with mains fed chrome mixer with twin shower heads, large bath with central chrome mixer tap and shower attachments, porcelain tiles to floor and walls, opaque double glazed window to side and rear, heated chrome towel rail.

## Second Floor Landing

Velux window to rear, ceiling light, door to

## Principal Bedroom

18'2" x 13'8"

A beautiful loft conversion with Velux window to front, feature Juliet balcony with sliding aluminium doors and wrought iron railings, feature freestanding roll top bath with chrome mixer and attachments, ceiling light, LED down lighters and two wall light with feature wood panelling to walls, wood laminate flooring, door to

### En-suite

With a three piece white suite with low level w.c, vanity wall hung wash hand basin with two cupboards below, large walk in shower enclosure with mains fed shower with rain shower head and additional attachment, heated black towel rail, brick bond style ceramic tiles to splash back and ceramic tiling to floor, frosted double glazed window to rear, feature LED anti mist mirror.

### Garage

With roller electric door to front, power and light connected with pedestrian door to the rear.

### Rear Garden

Fully enclosed by perimeter fencing and predominantly laid to lawn with timber garden shed, screening hedging, full width patio, outside courtesy lighting and water tap.

### Front

To the front of the property is a slate chippings dressed driveway with parking for up to five cars, railway sleeper edged borders with established shrubs and plants.

### Tenure

The property is freehold.

### Services

All mains services are connected.  
Mobile Coverage

EE  
Vodafone  
Three  
O2  
Broadband

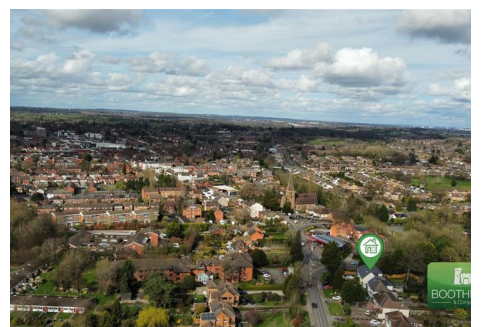
Basic  
15 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

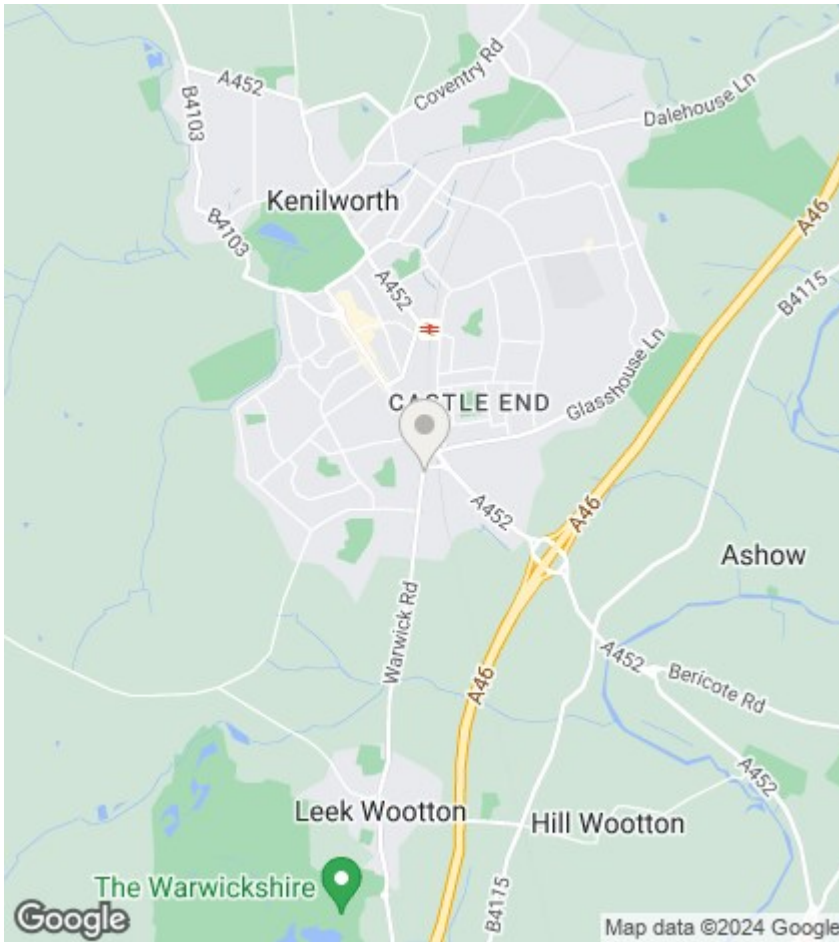
BT  
Sky  
Virgin

### Fixtures And Fittings

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





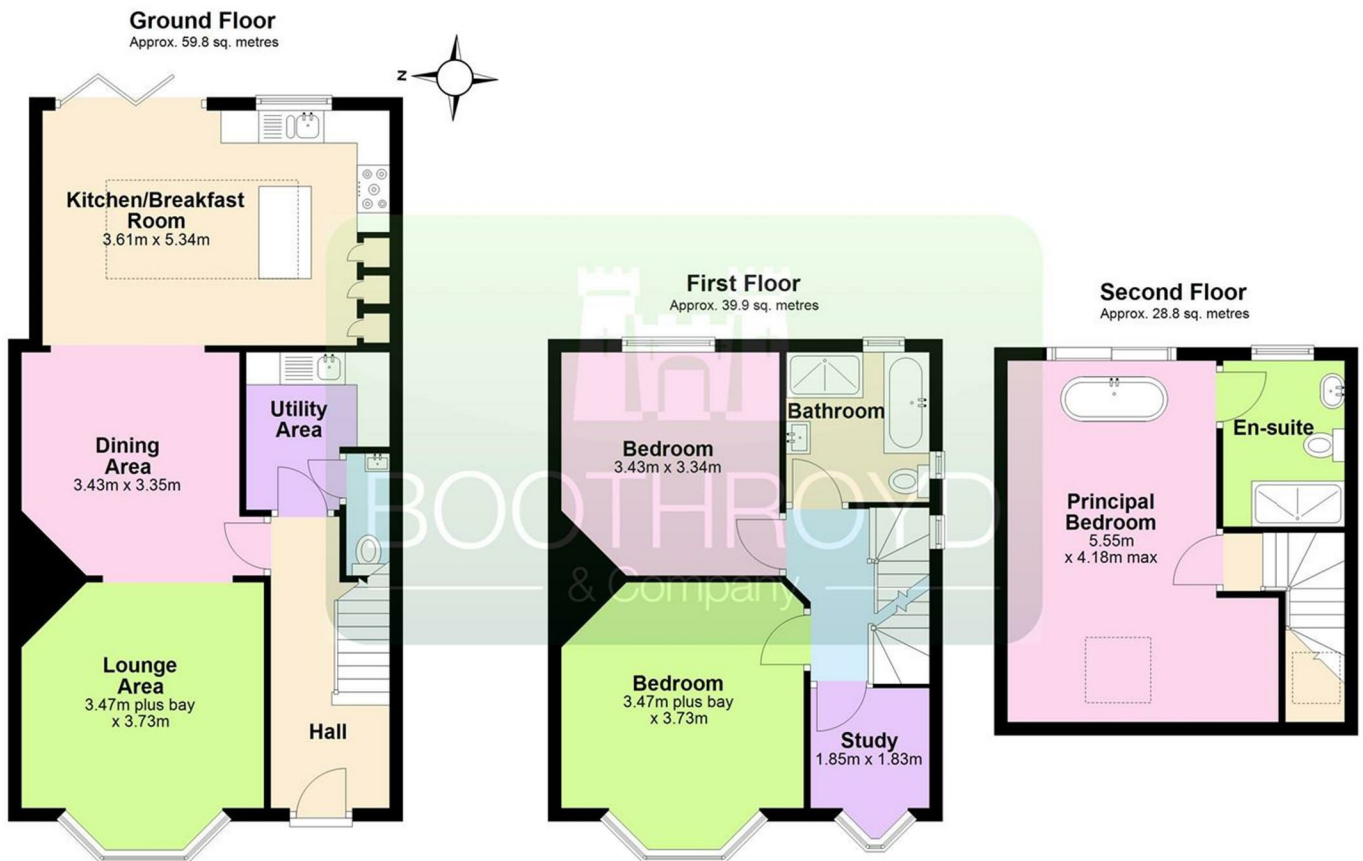


## Viewings

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)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 128.4 sq. metres