

Queens Road, Kenilworth

Offers Over £450,000

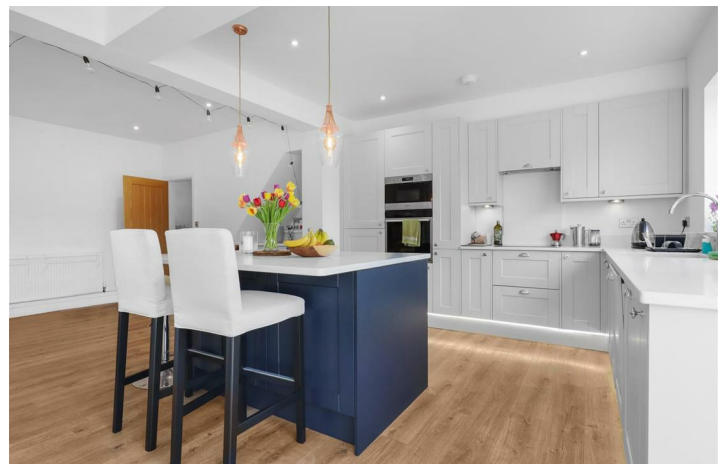
- Extended Character Three Bedroom Semi-Detached House
- Open Porch & Reception Hall
- Extended Dining Kitchen
- Utility Room W.C And Garage Store
- No Onward Chain
- Town Centre Location
- Energy Rating D - 66
- Family Area
- Manageable Landscaped Rear Garden Backing Onto Sainsburys
- Warwick District Council Tax Band D

Queens Road, Kenilworth CV8 1JQ

OPEN DAY SATURDAY 25th MAY 11.00-12.30 conveniently located and beautifully refurbished, remodelled and extended character three bedroom semi-detached house built in the 1920s, located in the heart of Kenilworth Town Centre on the popular Queens Road. The property benefits from; modern gas central heating, double glazing, open brick porch, reception hallway, front living room, refitted open plan quality dining kitchen with family area, utility and w.c, first floor landing, three bedrooms (two doubles), refitted four piece family bathroom, private walled rear low maintenance landscaped rear garden, fore garden with driveway and garage/store. There is no onward chain and viewing is highly recommended.



Council Tax Band: D



Approach

Over a block paved driveway to an open porch with LED ceiling light, attractive tiled original Minton floor, hardwood door into the

Reception Hall

With an original Minton tiled floor, ceiling light, ornate original coving, oak door to the

Living Room

11'4" x 13'6"

With engineered oak flooring, ornate original coving, open fire with grate and tiled hearth with oak beam above, matching shelves to either side of the fireplace with t.v point and double power socket on the chimney breast, engineering oak flooring, radiator, walk in double glazed bay window, feature ceiling light.

Open Plan Extended Dining Kitchen

14'11" x 10'10"

Dining area with LED downlighters, open fireplace with oak mantel, radiator, wood laminate flooring, space for dining/breakfast table, useful under stairs unit in alcove with base cupboard, quartz work surfaces, built in wine chiller and wall mounted 18th edition electric isolation unit.

Kitchen

21'4" x 11'4"

Comprehensively fitted with a range of matching quality grey wood grain effect base and wall units with 30mm quartz work surfaces with matching up-stands and moulding into window sill, integrated appliances to include a Hotpoint fan assisted oven with grill and separate microwave combi above, four ring induction hob with concealed illuminated extractor hood over, dishwasher, under counter mounted stainless steel sink with chrome mixer tap, blue wood grain contrasting island unit with matching quartz tops with breakfast bar, two feature drop down ceiling lights, LED downlighters, mains smoke alarm, powder coated grey aluminium double glazed window to rear, opening to the family area with three leaf grey aluminium powder coated bi-fold doors, wood laminate flooring, vertical radiator, ceiling, sky lantern, door to the

Utility Room

6'0" x 6'5"

With extractor fan, LED ceiling down lighters, wood laminate flooring, built in grey wood grain effect cupboards to one wall with useful shelving, utility cupboard with space and plumbing for washing machine and separate stacked tumble dryer, door to the

W.C

5'10" x 2'8"

With a two piece suite with wall mounted wash hand basin with chrome mixer tap and splash back, low-level W.C, radiator, LED downlighters, extractor fan, wood laminate flooring.

First Floor Landing

With access to insulated and boarded loft space with retractable ladder, feature glazed and oak staircase, two ceiling lights, door to the

Double Bedroom One

14'10" x 13'3"

With walk in double glazed bay window to front, two radiators, further double glazed window to front, original cast iron fireplace, two sets of double wardrobes and one single to one wall with hanging and shelf with matching cupboards above.

Double Bedroom Two

9'0" x 11'0"

With double glazed window to side, ceiling light, radiator, original cast iron fireplace.

Bathroom

Luxury refitted four piece white suite with low level w.c, wall mounted wash hand basin with cupboard below, large bath with central chrome mixer tap, large walk in shower enclosure with rain shower head, additional chrome shower attachment, quality grey porcelain tiles to all walls, bathroom laminate flooring, frosted double glazed window to side, LED downlighters, extractor fan, feature vertical radiator, LED mirror.

Bedroom Three

10'10" x 7'3"

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

Rear Garden

Fully enclosed by perimeter fencing and a high brick wall to rear backing onto Sainsbury car park, landscaped to low maintenance decking and patio with inset lawn with three outside courtesy lanterns, two outside power points with a Northwest rear aspect.

Front

To the front of the property is a block paved driveway with parking for one car, inset block paved fore garden and dwarf front wall.

Garage/Store

5'11" x 4'1"

With twin timber doors to front, power and light connected, ideal for bike storage.

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

138 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

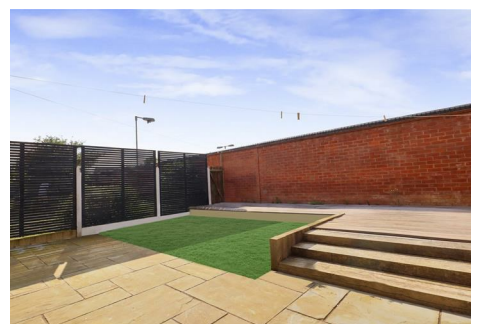
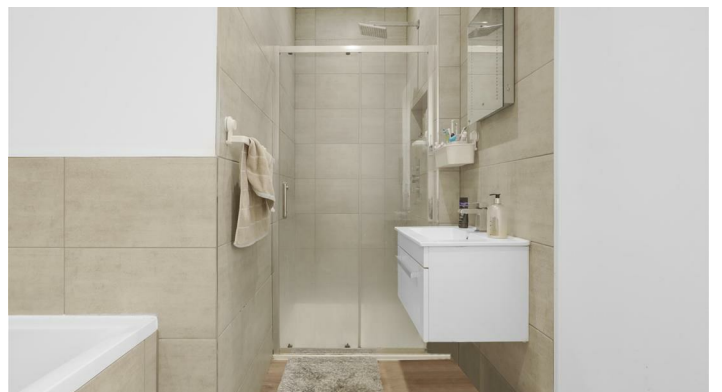
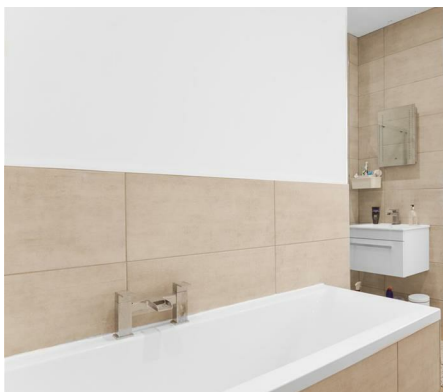
Tenure

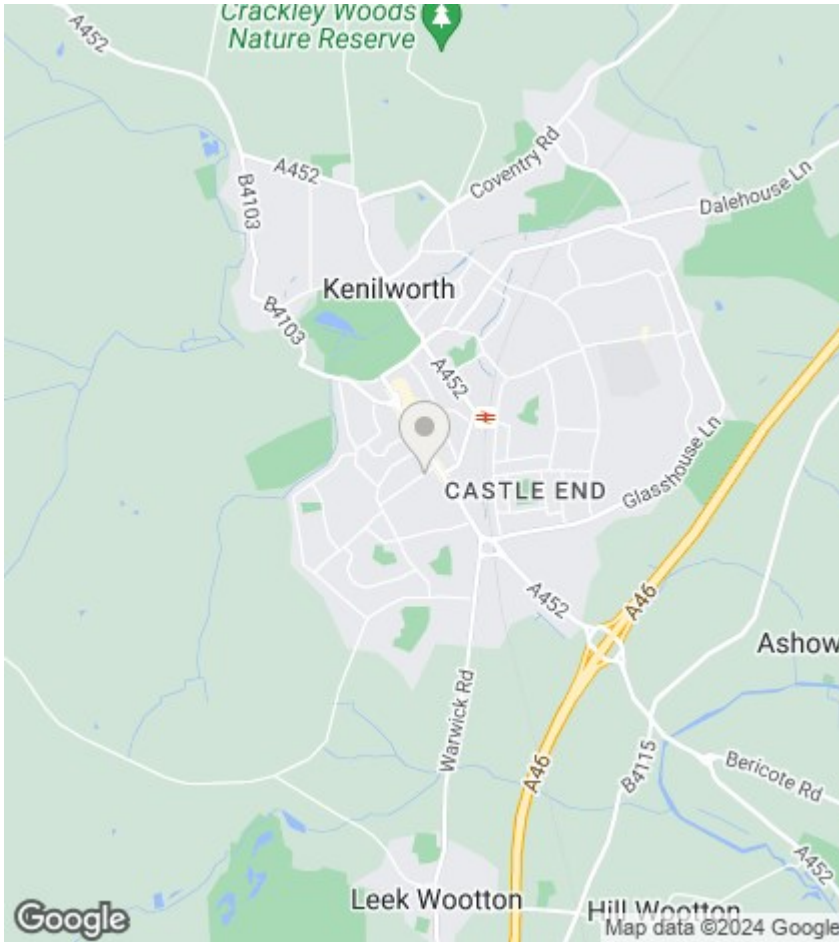
The property is freehold.

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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION
Queens road

DETAILS
Total area: 105.46 m²
Living area: 105.46 m²



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling imitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estantium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estantium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor plan created by Estantium.

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▼ **Ground Floor** TOTAL AREA: 59.16 m² · LIVING AREA: 59.16 m² ·



▼ **1st Floor** TOTAL AREA: 46.30 m² · LIVING AREA: 46.30 m² ·

