

## Dalehouse Lane, Kenilworth

Offers In The Region Of £389,950

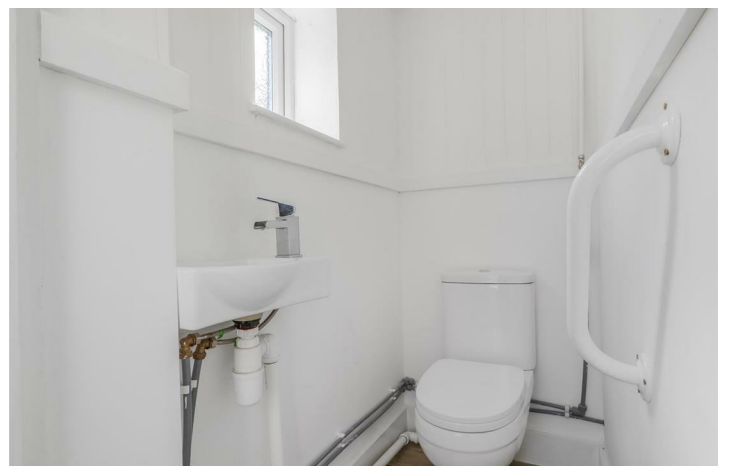
- 1930s Three Bedroom Semi Detached House
- Through Living/Dining Room
- Fitted Kitchen With Rear Lobby & Cloakroom Off
- Shower room
- Driveway Parking & No Onward Chain
- Enclosed Porch & Reception Hall
- Energy Rating E - 53
- Three Bedrooms -2 Doubles
- Long Rear Garden With 6 mx 3m Timber Outbuilding
- Warwick District Council

# Dalehouse Lane, Kenilworth

A superbly positioned three bedroom 1930s semi-detached house situated in a popular position overlooking Kenilworth Common to the front and with a private garden to rear with timber outbuilding, the property offers; off road car parking to front, arched enclosed porch, reception hall, lounge/dining room, fitted kitchen, rear lobby and cloakroom w.c first floor landing, three bedrooms, 2 doubles and shower room, large rear garden with studio timber cabin, The property is double glazed throughout with insulating acrylic rendered exterior. The property is offered for sale with no onward chain.



Council Tax Band: D



## Approach

Over a tarmacaden driveway with three steps and a wrought iron hand rail into the

## Enclosed Porch

With double panelled and frosted glazed doors, quarry tiled floor, internal panelled and glazed door with full height glazed panels either side into the

## Hall

With wood laminate flooring, radiator, stairs rising to the first floor, useful under stairs storage cupboard with electric and gas meters and electric isolation unit, opaque double glazed window to side, shelves and fitted light.

## Lounge/ Dining Room

23'7" x 12'4"

With double glazed window to front, dado rail, radiator, internal glazed panel into hall, opening to the Dining Room. With double glazed window to rear, feature living flame effect coal gas fire with marble composite inset and hearth with wooden mantle and surround.

## Kitchen

11'8" x 7'10"

Comprehensively fitted with a range of matching pine wood fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, space for large upright fridge freezer, space and plumbing for washing machine, Beko freestanding cooker, ceramic tiling to splash back, vinyl flooring, radiator, double glazed window to both sides, door to

## Rear Lobby

With vinyl floor, panelled and glazed door into the garden, door to the

## Cloakroom

With a two piece white suite with low level w.c, wall mounted wash hand basin, vinyl floor, opaque double glazed window to rear.

## First Floor Landing

With matching banister rail and spindles, double glazed window to side, access to insulated and part boarded loft space with light, door to

## Bedroom One

11'2" x 11'1"

With double glazed window to front, radiator, ceiling light, built in wardrobes and drawers with fitted mirror and cupboards over.

## Bedroom Two

12'0" x 11'1"

With double glazed window overlooking the rear garden, radiator, ceiling light, wood laminate flooring, built in double wardrobes to either side of the chimney breast with matching cupboards above one housing the lagged copper cylinder.

## Bedroom Three

7'10" x 6'9"

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

## Shower Room

With a three piece white suite with encased low level w.c, vanity wash hand basin with cupboard below, corner walk in shower cubicle with mains fed shower with chrome fittings and twin shower heads, vinyl floor, opaque double glazed window to rear, ceiling light, extractor, ceramic tiling to walls and heated chrome towel rail.

## Rear Garden

Good size rear garden predominantly laid to lawn with three steps and pathway leading to the top of the garden where there is a insulated timber cabin 6 meters by 3 meters or workshop with power and light connected and matching leaded and double glazed door and windows to front, large metal storage shed with power and light and useful side gated access.

## Front

To the front of the property is a tarmacaden driveway with parking for two/ three cars

## Tenure

The property is Freehold.

## Services

All mains services are connected.

### Mobile Coverage

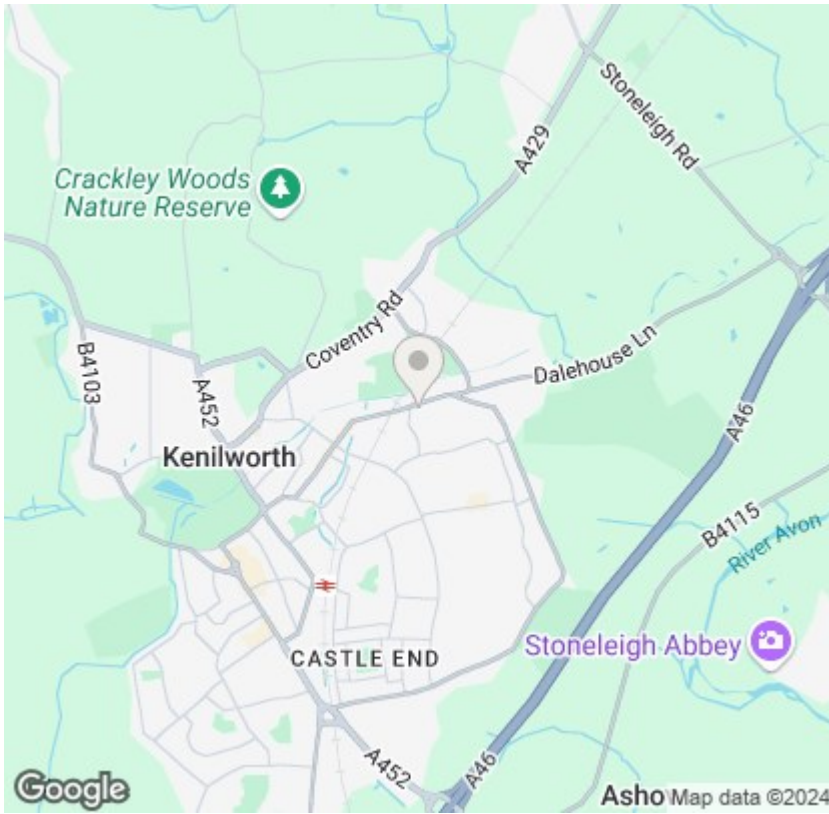
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
5 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			84
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

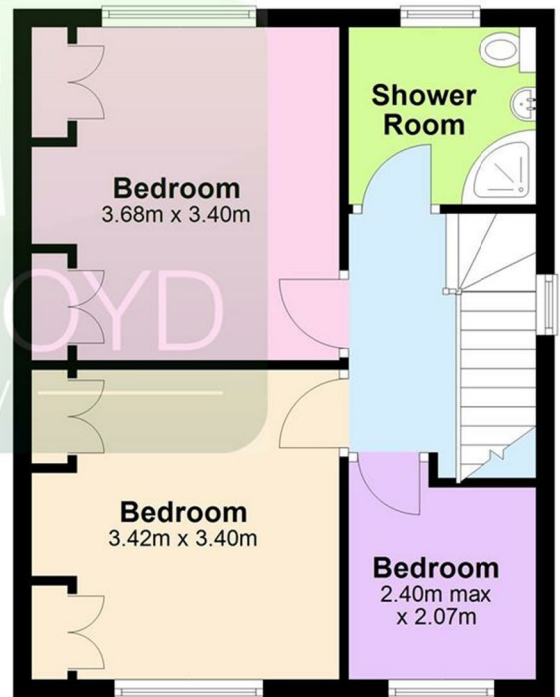
### Ground Floor

Approx. 45.6 sq. metres



### First Floor

Approx. 40.0 sq. metres



Total area: approx. 85.7 sq. metres