



Broomy Bank, Kenilworth

Offers In The Region Of £270,000

- Two Bedroom Split Level Semi Detached House
- Open Porch & Reception Hall
- Second Floor Kitchen & Bathroom
- Banked Rear Garden
- Gas Central Heating & Double Glazing
- Quiet Cul De Sac Location
- Energy Rating C - 71
- Third Floor Double & Single Bedroom
- Garage & Driveway Parking
- Council Tax C

Broomy Bank, Kenilworth, CV8 2SF

A two-bedroom semi-detached house, located in a quiet cul-de-sac, boasts a unique split-level living arrangement. The property comprises an open porch with a store, a reception hall, a living room, a second-floor breakfast kitchen, a bathroom, and further steps to the third floor where there are a double bedroom and a single bedroom/study.

Additionally, the freehold solar panels contribute to energy efficiency, making this home not only environmentally friendly but also cost-effective. Outside, there is a single garage, driveway parking, and a sloped terraced rear garden. The property benefits from gas-fired central heating and double glazing. This would make an ideal first-time buy or downsize.



Council Tax Band: C



Approach

The tarmac driveway has a step up to an open porch, which features a bin store housing the electric and gas meters on one side, as well as the control for the solar panels. An obscure glazed door with a matching side panel leads into the property.

Reception Hall

With recessed spotlights in the ceiling, a radiator, built-in storage cupboard with hanging rail and shelving, and the original fuse board, and stairs leading to the first floor. A door opens into:

Sitting Room

With leaded multi-paned double-glazed windows to the front, a radiator, coving, ceiling light, TV point, telephone point, and a living flame effect coal gas fire with a Cotswold stone matching composite fireplace surround, mantle, and hearth.

Half landing

With recessed spotlights to the ceiling, a built-in airing cupboard housing the 12-month-old Valiant combination boiler servicing the hot water and central heating, access to loft space with electric light, and doors leading off to,

Breakfast Kitchen

Comprehensively fitted with a range of cream-fronted shaker style wall, drawer, and base units with rounded edge work surfaces over and an inset stainless steel sink unit with a mixer tap, Indesit washing machine, Beko dishwasher, slot-in electric cooker, and upright fridge freezer. A leaded double-glazed window and French doors lead to the rear garden, with inset downlighters in the ceiling, a radiator, and vinyl floor covering. Space for a breakfast table is also provided.

Double Bedroom One

Featuring sliding mirrored fronted wardrobes along one wall, which include hanging space and shelving. There is a double-glazed window at the front, a ceiling light point, and a radiator.

Bedroom Two/Study

Eaves restriction with Velux window to front, ceiling light point, telephone point and radiator.

Bathroom

Fitted with a colored suite comprising a panelled bath with a wall-mounted electric Triton shower over and a bi-folding glazed screen, a pedestal wash hand basin, and a WC. There is an opaque leaded double-glazed

window to the rear, a ceiling light point, a central radiator, and a ceramic tiled floor.

Rear Terraced Garden

The area includes maintenance, with terraced gardens sloping up to the rear, planted with shrubs and various plants. It is enclosed by timber fencing, with wooden steps leading up to an additional paved terrace.

Garage

Single garage has an up and over door, power and light.

Front

A tarmac driveway provides access to the garage, while a footpath with steps leads up to the front door. The front garden is primarily laid to lawn, featuring screening conifer hedging and mature shrubs.

Tenure

The property is Freehold.

Services

All mains services are connected;
Mobile coverage

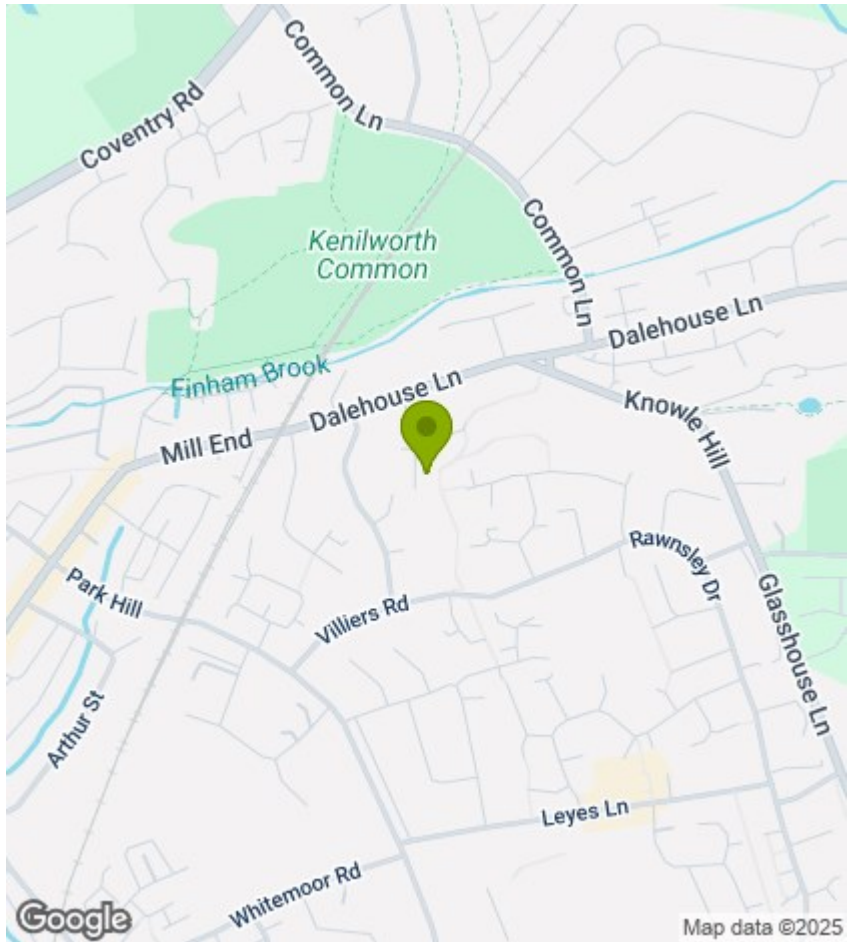
EE
Vodafone
Three
O2
Broadband

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

BT
Sky
Virgin

Fixtures & Fittings

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



Viewings

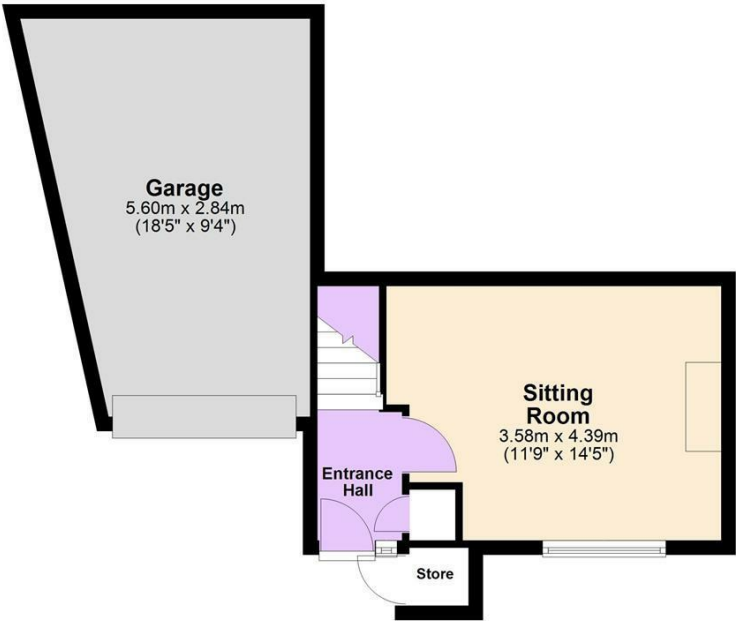
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

