



High Street, Kenilworth

Offers In The Region Of £515,000

- A Superb Three Bedroom Cottage In Old Town Kenilworth With No Chain
- Reception Hall
- Breakfast Kitchen
- Bathroom With Shower
- Rear Garage With Parking Off Elmbank Road
- Recessed Entrance Porch
- Energy Rating C - 69
- Three Good Bedrooms
- Attractive Rear Courtyard Style Garden
- Warwick District Council Tax Band D

High Street, Kenilworth CV8 1LZ

A Grade II listed house in the Centre of Old Town Kenilworth, formerly the Red Lion public house, located just steps from the Abbey Fields and close to Kenilworth Castle. The property is offered for sale with vacant possession and no onward chain, and has the added advantage of a rear garage with parking access from Elmbank Road. The cottage has the benefit of being freshly redecorated and recarpeted. It comprises a spacious entrance porch, reception hallway, living room, and a breakfast/dining kitchen.

On the first floor, there are three good-sized bedrooms and a separate three-piece white bathroom. Outside, there is an attractive courtyard-style rear garden beautifully laid out with a good variety of established shrubs, plants, bushes, and small trees. Beyond the garden is a good-sized brick garage with parking access from Elmbank Road. The property benefits from full gas-fired central heating.



Council Tax Band: D



Recessed Entrance Porch

Featuring a quarry-tiled entrance, a ceiling light, a doorbell, and a frosted glazed door with a matching full-height window leading into the

Reception Hall

With a ceiling light, a temperature control clock for the central heating, exposed beams, a smoke alarm, a radiator, and stairs rising to the first floor, there is also a useful storage cupboard with fitted shelving that houses the electric and gas meters as well as the electric fuse board.

Sitting Room

With a walk-in secondary glazed window to the front offering views towards 'The Pound', there are two radiators, two wall lights, two ceiling lights, and a TV point.

Breakfast Kitchen

Off the hall, with three steps and a panelled, multi-paned door, is the breakfast kitchen, comprehensively fitted with a range of oak-fronted base and wall units, featuring marble-effect rounded edge work surfaces with ceramic tiled splashbacks. It includes a single drainer stainless steel sink with a chrome mixer tap, a Belling electric cooker with four rings, an oven, and a grill. There's space and plumbing for a washing machine, as well as space for an under-counter fridge. A cupboard conceals the Vaillant combi boiler servicing the hot water and central heating. The kitchen is illuminated by two ceiling strip lights and has cushion flooring, double glazed windows, and a matching multi-paned door leading to the garden. It also boasts a large walk-in pantry with a range of shelves and a light, plus space for a large breakfast/dining table, a side window, and a wall light.

First Floor Landing

Split-level first L-shaped landing featuring an oak bannister and spindles, a ceiling light, a smoke alarm, and access to an insulated and part-boarded loft space with a retractable ladder. It includes a Velux roof window with a fitted blind and a built-in airing cupboard with a lagged copper cylinder and slatted shelving.

Double Bedroom One

With a secondary glazed bay window to the front featuring a fitted cushioned seat with a cupboard below, a multi-paned window to the rear, a radiator, and exposed beams.

Double Bedroom Two

Featuring two built-in double wardrobes with hanging space and shelving, exposed beams, a ceiling light with a center rose, and a radiator.

Bedroom Three

With double-glazed windows to the rear, a radiator, ceiling light, built-in pine wardrobes with hanging space and shelving, along with matching cupboards above.

Bathroom

With a three-piece white suite featuring a low-level W.C., pedestal wash hand basin, and a panelled bath equipped with a mains-fed chrome mixer tap and shower attachment, grab handles, ceramic tiled walls to half height, a heated chrome towel rail, a frosted double-glazed window to the side, ceiling light, and a cushioned vinyl floor.

Courtyard Rear Garden and Garage

The north-facing garden is mainly paved and features planted borders on both sides. It leads to the garage at the rear, which can be accessed through a door from the garden. The garage provides storage and parking space, along with an additional driveway that accommodates one vehicle in front of the garage, which has an up-and-over door.

Front

To the front of the property is a recessed porch with entrance door.

Tenure

The property 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

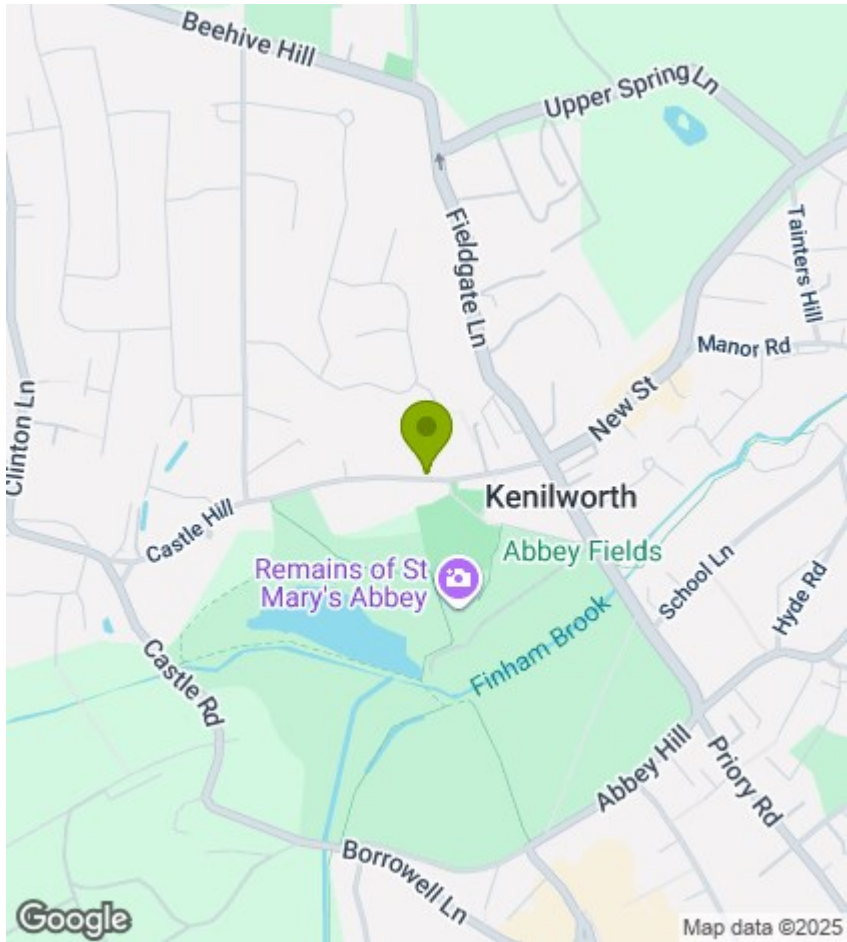
BT

Sky

Virgin

Fixtures & 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:

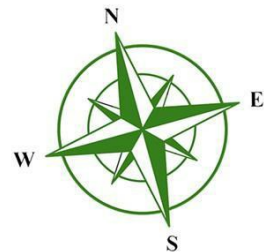
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



LOCATION
High Street

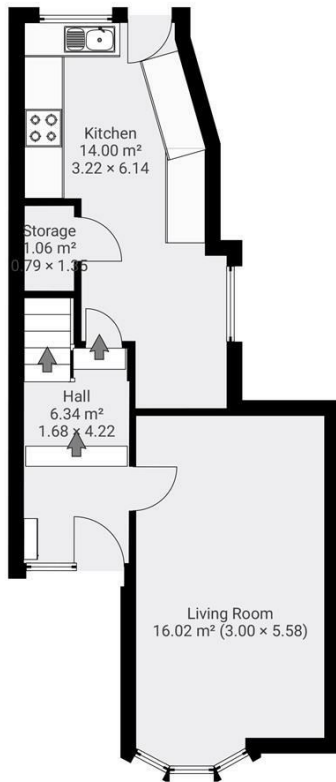
DETAILS
Total area: 110.69 m²
1191.45 sq.ft



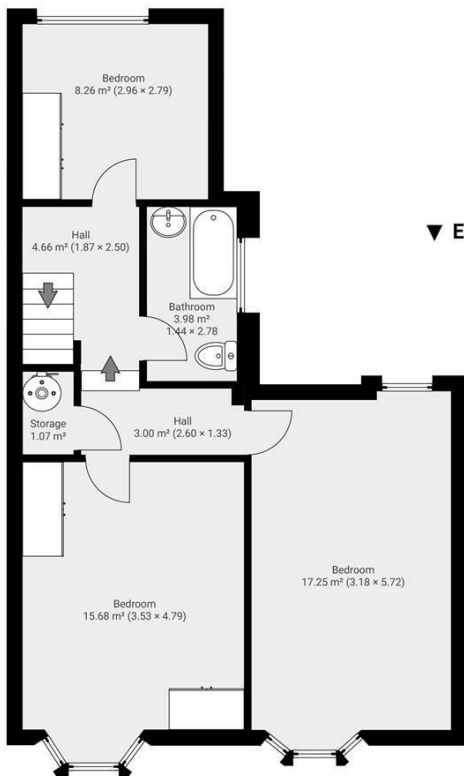
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0.0 0.5 1.0 1.5 2.0 2.5m
1:79

▼ Ground Floor TOTAL AREA: 37.41 m²



▼ 1st Floor TOTAL AREA: 53.85 m²



▼ External TOTAL AREA: 19.43 m²

