



Coventry Road, Kenilworth

Offers In The Region Of £469,950

- Three Bedroom Extended Semi-Detached House
- Spacious reception room
- Energy Rating C - 72
- Private Rear Garden
- Built in the 1950s
- Fully Double Glazed & Gas Central Heating
- Ample Parking for 3/4 cars
- Warwick District Council Tax Band D
- Refitted Bathroom
- Viewing recommended

Coventry Road, Kenilworth, CV8 2FP

A 1950s extended and remodelled three-bedroom semi-detached property, located near Kenilworth High Street, offers convenient access to Warwick University, Westwood Business Park, and the A46 bypass. This property features full double glazing and gas central heating, having been comprehensively remodelled by the current owners.

The property includes an open porch, a reception hallway, a living room with bi-folding doors, and an impressive open-plan family dining kitchen with quartz work surfaces and an island unit. There is also a useful temporary conservatory/games room, a first-floor landing with two double bedrooms and one single bedroom, and a refitted family bathroom.

Outside, you will find a landscaped garden, an office/gym, garage storage, and a workshop. The front of the property features a driveway with parking for three to four cars. Viewing is highly recommended.



Council Tax Band: D



Entrance

The property is approached via a block-paved and slate-chipped driveway leading to an open, pitched, tiled canopy porch with an outside lantern and a composite panelled front door opening into the

Reception Hall

Featuring a side window, coving, central ceiling light, smoke alarm, radiator, and wood laminate strip flooring. A panelled door opens to the understairs storage cupboard housing the electricity meter and isolation unit. Stairs rise to the first-floor landing with banister rail and spindles, with a door leading through to the

Lounge

13'10" x 12'11"

With a bow window to the front with colonial wooden shutters, radiator, coving, and central ceiling light. A focal point of the room is the recessed electric stove with pine mantel and surround, complemented by oak three-leaf bi-folding doors leading into the hall.

Extended Open Plan Kitchen

18'6" x 20'1"

A comprehensively refitted open-plan kitchen, featuring a stylish range of matching two-tone grey and white high-gloss base and wall units topped with 20mm quartz work surfaces, matching upstands, and window sill. Includes a single drainer stainless steel sink with retractable chrome mixer tap, and a peninsula island breakfast bar incorporating a five-ring Samsung induction hob with feature ceiling-mounted stainless steel extractor above and two pendant drop lights. There is space for a large upright fridge freezer, along with an integrated dishwasher, double fan-assisted oven and grill, and a large carousel pantry cupboard. The kitchen opens through to the

Dining/Family Area

With space for large sofas, wall-mounted TV point, and a vaulted ceiling featuring two Velux roof lights and a statement ceiling light. Two vertical radiators, wood laminate flooring, and French doors with matching side windows open into the

Conservatory

14'4" x 20'0"

A temporary structure, not attached to the house, featuring a polycarbonate roof and wood laminate flooring. Includes two sets of sliding patio doors with central French doors opening onto the rear garden. Power and lighting are connected, with a vertical radiator and two ceiling-mounted halogen heaters. Door to the side garage.

First Floor Landing

With matching banister rails and spindles, side window, coving, central ceiling light, and smoke alarm. Access to an insulated and part-boarded loft space, a panelled door to the airing cupboard with fitted shelving, and a further panelled door leading through to the

Double Bedroom One

12'1" x 12'0"

With coving, central ceiling light with fan, radiator, front window, and TV point.

Double Bedroom Two

10'5" x 11'11"

With front window, central ceiling light with fan, coving, and radiator.

Bedroom Three

7'11" x 7'11"

Featuring a radiator, front window, coving, and a single raised bed cleverly built over the stairs bulkhead.

Refitted Bathroom

A refitted three-piece white suite featuring a low-level WC, vanity wash hand basin with chrome mixer tap and twin grey high-gloss drawers below, and a P-shaped panelled bath with curved shower screen, central mixer tap, and mains-fed thermostatically controlled shower with twin shower heads and chrome fittings. Porcelain-tiled floor and walls, heated towel rail, rear frosted window, ceiling light, and extractor fan complete the bathroom.

Rear Garden

Fully enclosed by perimeter fencing, the garden is mainly laid to lawn and features a block-paved path leading to the home office/gym.

Office/Gym

Fully timber-clad and lined, featuring power and lighting, recessed downlighters, and its own dedicated electric supply with isolator.

Garage/Store/utility

With twin timber doors to the front, polycarbonate roof, space and plumbing for a washing machine and separate dryer, and useful shelving. Power and lighting are connected. Door to the rear workshop, which features a rear window, fitted workbench with cupboards below, and wood laminate flooring.

Front

To the front of the property, there is a picket fence with timber gate, a block-paved driveway, and a slate driveway.

Tenure

The property is Freehold.

Services

All mains services are connected;
Mobile coverage

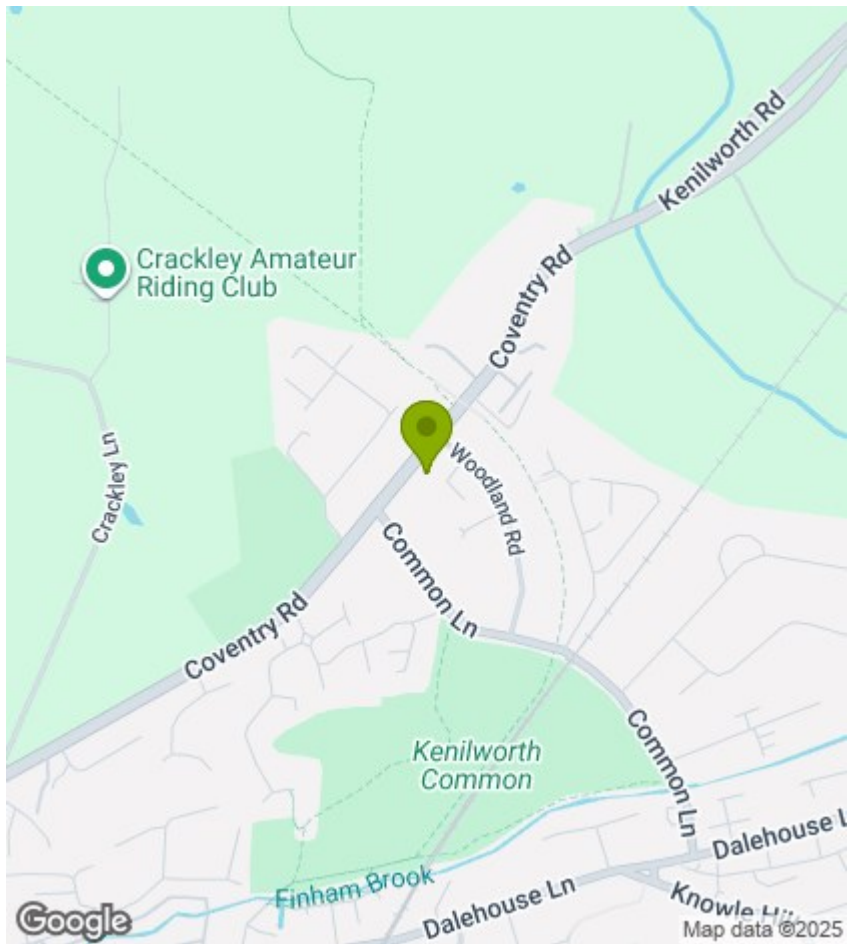
EE
Vodafone
Three
O2
Broadband

Basic
4 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	72	76
(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	

