



55 DE MONTFORT ROAD

KENILWORTH, CV8 1DE

- PRIME LOCATION IN NORTH WEST KENILWORTH
- EXCELLENT POTENTIAL
- CHAIN FREE SALE
- LARGE THROUGH LIVING ROOM
- KITCHEN & SEPARATE UTILITY ROOM
- GARAGE
- DOWNSTAIRS WC
- WEST FACING GARDEN
- EPC RATING C
- COUNCIL TAX BAND D



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DAVENPORT

THE PROPERTY

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We are delighted to present to the market this three bedroom semi detached house situated in De Montfort Road close to Kenilworth Old Town, Abbey Fields and Kenilworth Castle. The property is also within walking distance to excellent infant and junior schools.

The property has a lovely private west facing rear garden, with many plants, shrubs and trees, and to the front of the house you have a driveway and access to the garage.

The ground floor accommodation consists of a generously proportioned living room with a feature fireplace, and double glazed doors leading onto your garden, kitchen, utility room, and garage with sink and w.c. The house has gas central heating and is fully double glazed, but would require some further modernisation.

To the first floor there are three bedrooms and a family shower room.

This is a chain-free sale allowing ease of transaction and swift progression. This home in such a delightful location, combined with its array of desirable features, promises a unique opportunity not to be missed. Early viewing is highly recommended to fully appreciate what this remarkable property has to offer.

THE LOCATION

Located on a road off Malthouse Lane and with superb local schools within easy walking distance, this family home offers terrific long term potential. The Abbey Fields and Kenilworth Castle are situated only a few minutes' easy stroll away as are several extremely popular local pubs and restaurants including the Michelin Star rated "The Cross", the "Virgins and Castle", The Old Bakery and the Queen and Castle to name but a few!

With easy access to the Birmingham Road heading towards Balsall Common and Solihull and the A46 towards either Coventry, Warwick, Stratford and the M40 motorway as well as neighbouring Leamington Spa, this location is also superb for anyone commuting for business or pleasure.

The University of Warwick, Birmingham Airport, Warwick Manufacturing Group plus Jaguar LandRover in Whitley are all accessible within a short drive making this quiet and well regarded residential address convenient, as well as being particularly sought after.

ELIZABETH DAVENPORT



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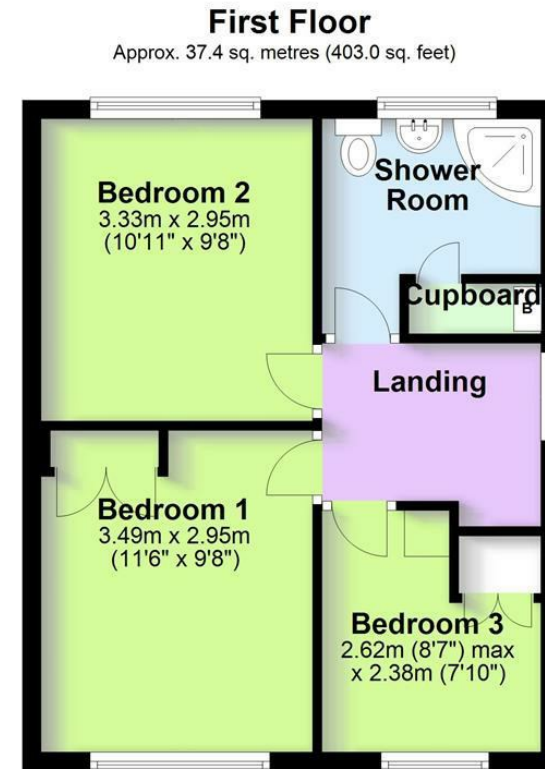
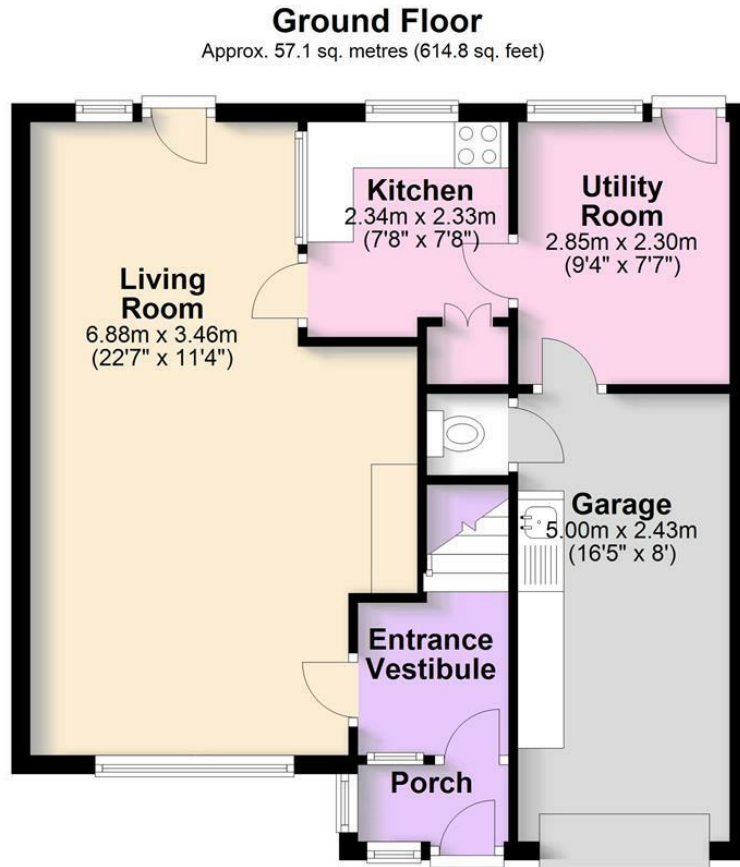
THE LOCATION

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

MULTI-AWARD WINNING ESTATE & LETTING AGENTS - BEST ESTATE AGENT GUIDE WINNERS - GOOGLE 5 STAR RATING

Call us for a free property appraisal, we're here to help you move.

THE FLOORPLAN



Total area: approx. 94.6 sq. metres (1017.8 sq. feet)



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