



12A FORGE ROAD

KENILWORTH, CV8 2HR

- CUL DE SAC LOCATION
- CLOSE TO THE BEAUTIFUL KENILWORTH COMMON
- FANTASTIC NEW BREAKFAST KITCHEN
- AVAILABLE IMMEDIATELY
- NEW WINDOWS & PORCH
- CONSERVATORY
- SUNNY WEST FACING GARDEN
- EPC RATING C



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THE PROPERTY

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AVAILABLE NOW!!

FULLY FURNISHED TO A VERY HIGH STANDARD or can be part or unfurnished

This very well maintained end terraced house has been very much improved by its current owners, with a lovely modern kitchen with built-in appliances, new conservatory overlooking your garden and 3 bedrooms. The property is in a perfect location for all local amenities, including great schools, and local pubs. You also have a lovely outlook at the back of the house over allotments, and Kenilworth Common and The Greenway a short stroll away. The property also has gas central heating and double glazing and would make an ideal home for couples or families.

In brief the accommodation comprises, porch, and store, entrance hallway, modern fully fitted breakfast kitchen with built in appliances including a fridge/freezer, dishwasher, washing machine, gas hob, electric oven, and microwave. Good sized living room with patio doors leading out onto a lovely conservatory with french doors leading into the garden. To the first floor you have three good sized bedrooms, the main bedroom to the rear with views over the allotments, and a beautiful newly fitted bathroom

Externally to the front of the property you have a newly laid driveway. To the rear you have a private sunny rear garden, with a patio area, mainly laid to lawn with borders with various plants and shrubs, garden shed, and gate leading to a path at the back for rear access

EPC C
Council Tax Band C

We expect high demand for this lovely house so to book a viewing please call us on 01926 298 298



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THE LOCATION

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Forge Road is in a great location just off Stoneleigh Road, it is a quiet cul de sac, within easy access to the A45 towards Birmingham and the A46 towards Leamington, Warwick, Stratford and the M40 motorway, this location is also superb for anyone commuting for business or pleasure.

The University of Warwick is just under 2.5 miles away (or only a 5 minute drive).

Several extremely popular local pubs and restaurants including - The Cross, The Virgins and Castle, The Old Bakery and the Queen and Castle are delightfully located on and around the Old High Street making this location ideal for socialising and leisure. Crackley Woods and The Greenway are very close to the property.

ELIZABETH DAVENPORT

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

THE FLOORPLAN

