



ESTATE AGENT  
IN KENILWORTH

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RESIDENTIAL



## Rose Cottage | 30 Windy Arbour | Kenilworth | CV8 2AS

£400,000

A delightful period property in this very sought after location, having been recently improved by the present sellers whilst also ensuring to retain many period features including original internal doors with traditional door furniture and sash windows being double glazed. More modern improvements include engineered oak flooring, a refitted kitchen, modern ground floor bathroom and a recent loft extension to provide the third double bedroom. The garden is also a super feature to the home being easily maintained with a sunny decking area perfect for outdoor dining.

- Viewing Essential
- Super Character Property
- Three Great Size Bedrooms
- Double Glazing & Period Features





## Property Description

### DOOR TO

### ENTRANCE HALL

With engineered oak flooring, radiator, central heating thermostat and understairs storage cupboard.

### DINING ROOM

16' 4" x 9' 4" (4.98m x 2.84m)

Having engineered oak flooring, modern cast iron design radiator and dimmer switch. Double glazed sash bay window. Open access to:

### LOUNGE

12' 5" x 10' 6" (3.78m x 3.2m) Into Bay

Having double glazed sash bay windows, Limestone fireplace with gas fire, tv aerial connection and tall modern design wall radiator.

### KITCHEN

13' 0" x 7' 2" (3.96m x 2.18m)

A modern recently refitted kitchen with an extensive range of dove grey cupboard and drawer units including deep pan drawer and matching range of wall cupboards. Single drainer white sink unit, tall modern design radiator, Velux windows and glazed door to rear garden allowing in lots of natural light to the kitchen. Range of integrated appliances to include: Beko 60/40 split fridge/freezer, Zanussi built in microwave and oven, additional fan assisted electric oven, AEG induction hob with stainless steel and glass extractor hood and Beko dishwasher. Smoke detector, inset matwell, door to patio and door to:

### GROUND FLOOR BATHROOM

8' 9" x 7' 3" (2.67m x 2.21m)

A large bathroom with built in storage cupboard housing the Worcester gas combination boiler, fitted shelving along with space and plumbing for washing machine. Panelled bath with waterfall mixer tap, monsoon design fixed head shower over and glazed shower screen. Pedestal wash basin and w.c., heated towel rail, extractor fan and complementary tiling.

### FIRST FLOOR

### BEDROOM ONE

13' 7" x 9' 6" (4.14m x 2.9m)

Having stripped floorboards, double glazed sash window, radiator, tv aerial bracket and smoke detector. Door to large wardrobe. Dimmer switch.

## BEDROOM TWO

9' 8" x 9' 5" (2.95m x 2.87m)

With double glazed sash window, radiator and rear garden views.

## LANDING

Having understairs storage and staircase to:

## BEDROOM THREE

15' 7" x 9' 1" (4.75m x 2.77m)

Having a recent loft conversion to provide this generous size third bedroom with Velux windows having lovely views. Radiator and ample under eaves storage space which to one side has full width sliding doors to provide wardrobe and hanging space. Smoke detector.

## OUTSIDE

The front garden is low maintenance with stone pebbles and mature shrubs to the side. A path at the side leads to the:

## REAR GARDEN

The lovely rear garden is a particularly special feature to the property enjoying a sunny aspect, generous size patio plus astro turf lawn and shrubbery borders therefore being easy to maintain. To the rear of the garden is a further timber decked seating area perfect for 'al fresco' dining and bbq. Timber Shed. Outside Tap. As is usual for a terraced property the one adjoining neighbour has a right of way across the rear.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60