



20 Whites Row | Kenilworth | CV8 1HW

£345,000

A much loved family home on the market for the first time in over 50 years. The property is in a cul de sac location enabling easy walking access to the town centre, St Johns School and a local park. There are three good size bedrooms, a good size lounge/diner and a modern conservatory which leads to the rear garden. The kitchen/breakfast has plenty of storage and space for breakfast table and chairs and the bathroom is modern with a corner shower. Parking is available on the block paved driveway which leads to the garage having a fitted workbench.

- No Chain Involved
- Three Bedrooms
- Lounge/Diner & Conservatory
- Attractive Rear Garden



Property Description

DOOR TO

ENTRANCE HALL

With inset matwell, oak flooring, radiator and large walk in understairs storage.

KITCHEN/BREAKFAST ROOM

13' x 6' 9" (3.96m x 2.06m)

With single drainer stainless steel sink unit having cupboards under and space and plumbing for automatic washing machine. Further range of cupboards and drawers with matching wall units. Siemens four ring electric hob with Siemens electric oven under and extractor hood over. Space for tall fridge/freezer and for breakfast table and chairs. Radiator.

LOUNGE/DINER

19' 1" x 11' 0" (5.82m x 3.35m)

Having modern feature fireplace with gas fire. Radiator. Single door and patio door to:

CONSERVATORY

16' 9" x 7' 9" (5.11m x 2.36m)

With light, power and French doors to rear garden.

DOG LEG STAIRCASE TO FIRST FLOOR

LANDING

With access to the insulated roof storage space via pull down ladder.

BEDROOM ONE

14' 4" x 8' 9" (4.37m x 2.67m)

With radiator, built in wardrobes and rear garden views.

BEDROOM TWO

11' 1" x 9' 7" (3.38m x 2.92m)

A second double bedroom with radiator, rear garden views and built in wardrobes.

BEDROOM THREE

9' 6" x 9' 0" (2.9m x 2.74m)

With radiator and built in wardrobes. Currently used as study.

BATHROOM

6' 4" x 8' 2" (1.93m x 2.49m)

Having corner shower enclosure, vanity wash basin with storage cupboards under and concealed cistern w.c. Plenty of display storage, heated towel rail and complementary tiling. Radiator and door to large storage cupboard.

OUTSIDE

There is a double width block paved frontage to the property which provides parking and leads to:

GARAGE

Having an up and over door, light, power, built in workbench and wall mounted Intergas boiler.

REAR GARDEN

There is an attractive garden to the rear with a paved patio, area of lawn and colourful shrubbery borders. Fencing forms the boundaries and a timber gate provides pedestrian rear access. Timber shed.



Tenure

Freehold

Council Tax Band

C

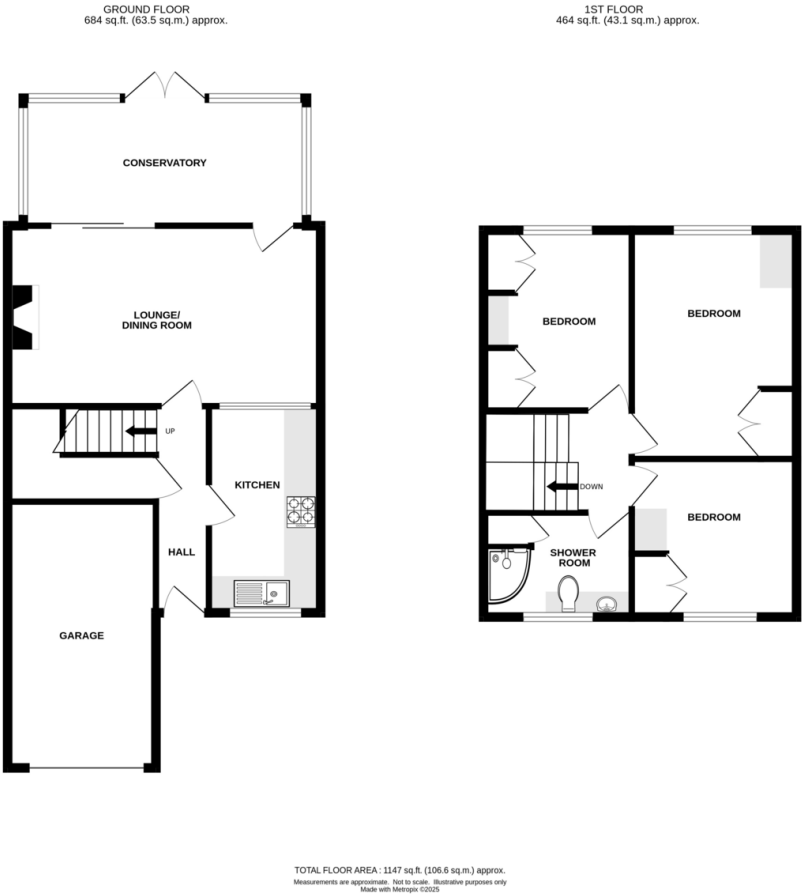
Viewing Arrangements

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 are 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



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		