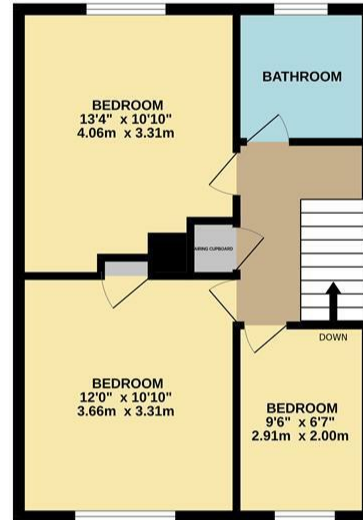
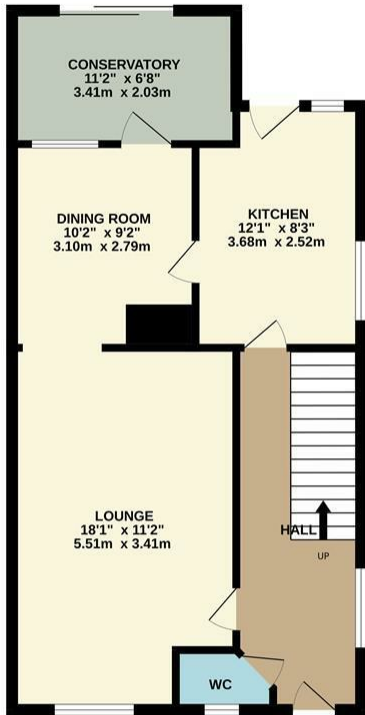


GROUND FLOOR

1ST FLOOR

45 Elmdene Road, Kenilworth
Offers Over £400,000

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TOTAL APPROX FLOOR AREA 1208 SQ FT (112.2 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A traditional 3 bed semi-detached property, in a desirable corner of Kenilworth. Located on a good sized plot ideal for extension (subject to planning), situated only 0.5 mile walk to Kenilworth Station and 0.7 mile walk to Kenilworth's high street, with its array of shops, restaurants, pubs and bars.

Comprising: entrance hall, large lounge diner leading onto an extension, breakfast kitchen and downstairs WC. Upstairs are three bedrooms, two of which are very good size doubles and there is also a family shower room. Outside to the front there is a drive for several vehicles and to the rear is a long garden with several areas, including patio, lawn and garage. The garden is west facing and is of a size as to incorporate an extension to the premises (stp) without compromising its practical use.

The scope to improve and extend is going to be extremely attractive to those looking to add value in their next purchase. It is therefore advised to book your own appointment to view as soon as possible, in order to avoid disappointment. Call us today 01926 893111

Council Tax - Band - D - £2,144 per year

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