



## Watling Road

Kenilworth, CV8 2HS

Offers over £325,000





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HS Homes are proud to present this immaculate and well presented end of terrace house which has huge potential for further extensions (subject to planning permissions) Watling Road is set in the highly sought-after area of Kenilworth and is being sold CHAIN FREE.

## On Approach

This charming three-bedroom end of terrace home is nestled on a peaceful street, away from the main road's hustle and bustle. The property includes rear driveway access, making it both practical and private. The quiet location is perfect for those looking to enjoy a tranquil lifestyle, with scenic rural areas just a short walk or drive away.

## Kitchen

The modern kitchen is situated at the back of the property, with a large window that offers a view of the garden. It wraps around from the dining area in an open-plan design, creating a seamless flow ideal for family life. Adjoining the kitchen is a utility area that provides extra storage and workspace, along with a convenient downstairs toilet.

## Lounge

The spacious lounge benefits from a large bay window, allowing an abundance of natural light to flood the room, creating a warm and inviting atmosphere. The open layout leads directly into the dining area, maintaining an easy flow from space to space.

## Hallway

The welcoming entrance hall provides direct access to the stairs, as well as both the kitchen and lounge areas, and features a layout designed to enhance ease of movement throughout the home.

## Bedroom One

The main bedroom is a generous space, with plenty of room for a double bed and additional furnishings. A large window invites natural light into the room, creating a bright and airy environment ideal for relaxation.

## Bedroom Two

The second bedroom is well-proportioned, offering space for a single bed and furniture. Like the other bedrooms, this room has a large window that brings in natural light, making it a pleasant and functional space.

## Bedroom Three

Similar in size to the second bedroom, the third bedroom is another versatile space, perfect for a child's room, guest bedroom, or home office. It too enjoys ample natural light, adding to the home's overall bright and open feel.

## Bathroom

The family bathroom upstairs is spacious and well-equipped, with modern fixtures and a layout that maximizes both style and practicality.

## Garden

The rear garden is an elevated space, featuring a decked area under a sheltered canopy that's ideal for outdoor dining or relaxing. The garden includes a shed for storage and a rear gate leading to the driveway, providing easy access to parking.

## The Location

Located in Kenilworth, this property is ideally placed for those looking to enjoy the best of both worlds: a quiet residential setting with convenient access to

local amenities. The nearby rural areas are perfect for scenic walks and outdoor activities, making this a

wonderful choice for families or individuals looking to balance comfort with outdoor living.





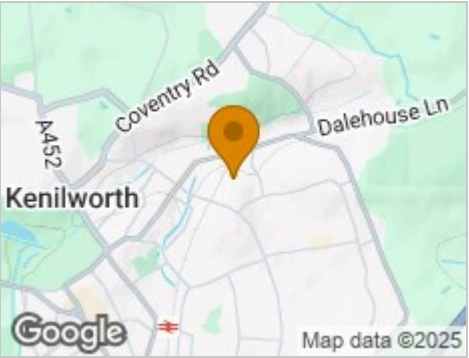
Road Map



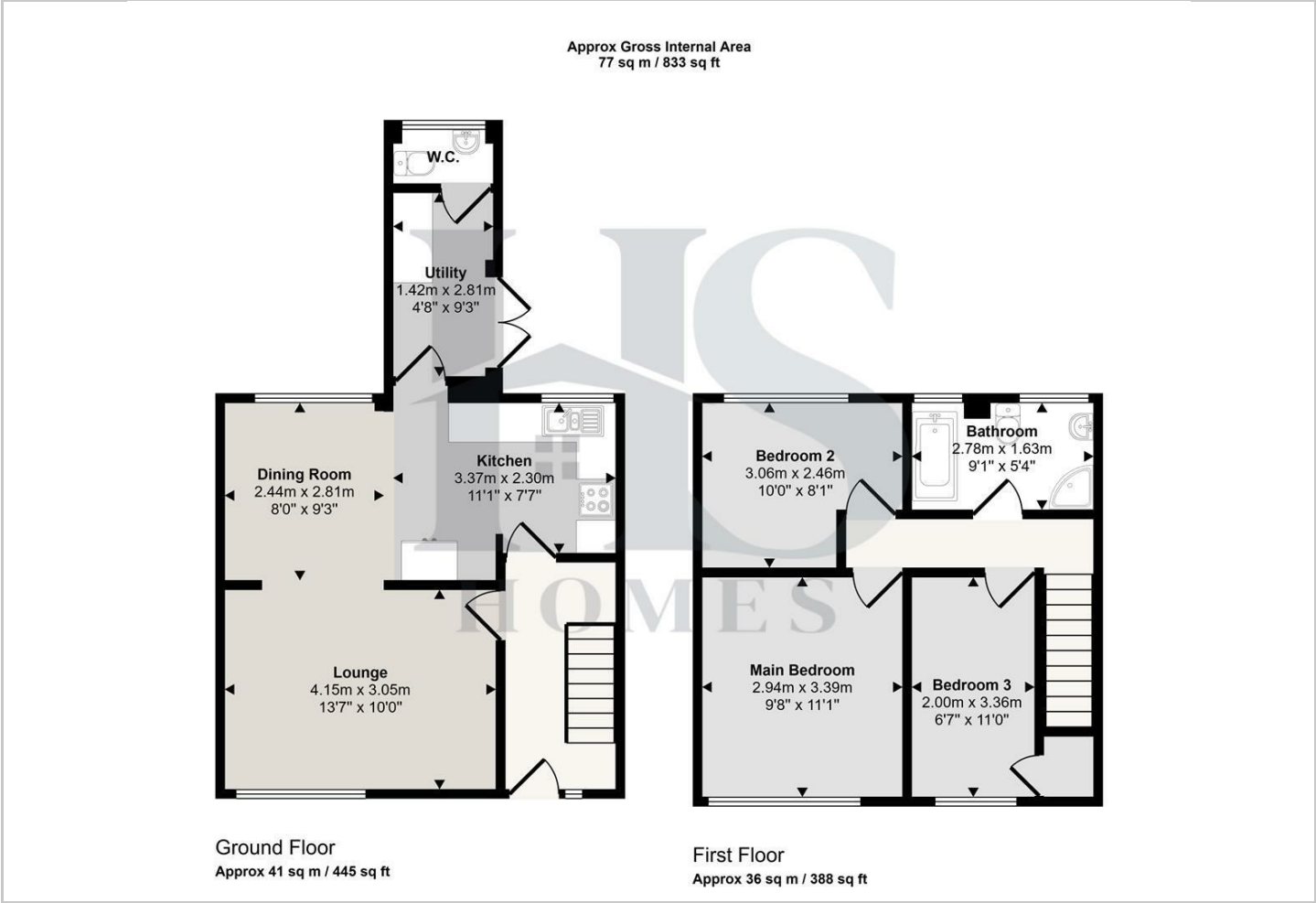
Hybrid Map



Terrain Map



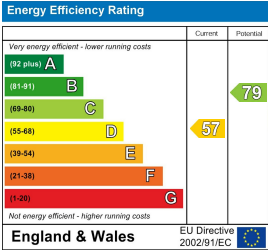
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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