



**5 Potts Close**

Kenilworth **CV8 2SD**

Price Guide £289,950

# 5 Potts Close

Being attractively positioned at the head of a small cul-de-sac and being offered for sale with the benefit of no onward chain, this modern three bedroomed semi-detached house offers ideal accommodation for the first time purchaser or young family. Internally, the gas centrally heated and double glazed accommodation includes a lounge with separate dining area and access to kitchen, whilst on the first floor the three bedrooms are complemented by a modern re-fitted bathroom. Externally, the rear garden is of a generous size and enjoys an attractive aspect onto open space giving it a pleasingly secluded feel. Overall this is an excellent opportunity to purchase a modern house within easy reach of Kenilworth town centre.

## LOCATION

Kenilworth is superbly positioned within Warwickshire's infrastructure being a thriving town within easy reach of Coventry, Warwick, Leamington Spa and Stratford upon Avon. Its easy proximity to the Midland motorway network, notably the M40, allied with its own railway station make the town ideal for regular commuters. The historic focal point of Kenilworth itself is its famous castle, close to which Kenilworth's Old Town and main shopping centre are straddled by Abbey Fields and its lake. Facilities within Kenilworth itself are comprehensive including popular shops, independent retailers, bars and restaurants, along with highly regarded schools including the recently opened Kenilworth School.

## ON THE GROUND FLOOR

### COVERED PORCH ENTRANCE

With UPVC double glazed entrance door opening into:-

## LOUNGE

4.37m x 4.17m (14'4" x 13'8")  
With UPVC double glazed window, staircase off ascending to the first floor, central heating radiator and door to:-

## DINING ROOM

3.18m x 2.16m (10'5" x 7'1")  
With central heating radiator, door giving access to the rear lobby and arched through access to:-

## KITCHEN

3.18m x 1.93m (10'5" x 6'4")  
Being fitted with a range of wood grain effect units comprising base cupboards and drawers, coordinating wall cabinets, roll edged worktops with tiled splashbacks, inset single drainer sink unit with mixer tap, inset four burner gas hob with filter hood over and electric oven below, ceramic tiled floor and UPVC double glazed window.

## REAR LOBBY

Being UPVC double glazed with

ceramic tiled floor and double glazed door giving external access to the rear garden.

## ON THE FIRST FLOOR

### LANDING

With access trap to the roof space, built-in cupboard housing the Ferroli gas fired boiler and doors to:-

### BEDROOM ONE (FRONT)

3.56m max x 2.64m (11'8" max x 8'8")  
With fitted double wardrobe having sliding mirrored doors fronting, UPVC double glazed window and central heating radiator.

### BEDROOM TWO (REAR)

2.90m x 1.83m + door recess (9'6" x 6'0" + door recess)  
With UPVC double glazed window and central heating radiator.

### BEDROOM THREE (REAR)

2.26m x 2.01m (7'5" x 6'7")  
With UPVC double glazed window and central heating radiator.

## Features

Modern Semi-Detached House

Ideal Starter Home

Lounge

Dining Room and Rear Lobby

Kitchen

Three Bedrooms

Modern Bathroom

Attractive Secluded Rear Garden

No Chain





# Floorplan

Internal Living Area 700sq ft / 65.06m<sup>2</sup>



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## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>89</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>68</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Contact us

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## Visit us

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