





Property Description

0** GREAT OPPORTUNITY -- FABULOUS LOCATION** An attractive modern extended semi-detached family house quietly situated within this ever popular residential development. The property offers nicely proportioned gas centrally heated and double glazed accommodation which provides a reception entrance hall and cloakroom, lounge, separate dining room and fitted breakfast kitchen. On the first floor there are three good bedrooms and family bathroom. Outside there is a front garden, ample driveway leading to GARAGE and to the rear a good sized south facing garden.

Approach

Ample driveway with off road parking for parking for several cars, side access to rear garden.

Entrance Hall

Double glazed door and window to front elevation.

Cloakroom

Downstairs cloakroom, wc, wash hand basin, ladder towel radiator and double glazed window to side elevation.

Lounge

13' 3" x 10' (4.04m x 3.05m)

Double glazed window to front elevation, feature fireplace with gas fire, radiator and television point with archway leading to

Kitchen/ Diner

10' 10" x 17' (3.30m x 5.18m)

Fitted kitchen featuring a range of matching wall and base mounted units with work surfaces and tiled splash backs over. Integrated electric oven and hob with cooker hood over, modern upright radiator and space for washing machine and integral fridge freezer. Breakfast island bar and double glazed window to the side elevation leading through to extension;

Playroom / Sitting Room

13' x 9' 1" (3.96m x 2.77m)

Extension currently being used as a playroom/additional sitting room, sky light, radiator and double glazed window and door to rear elevation.

Landing

Stairs from ground floor, double glazed window to the side elevation and doors to;

Bedroom One

13' x 10' 2" (3.96m x 3.10m)

Double glazed window to front elevation, fitted wardrobes, radiator and television point.

Bedroom Two

10' 7" Max x 11' 4" (3.23m Max x 3.45m)

Double glazed window to front elevation, radiator.

Bedroom Three

9' 6" x 6' 5" (2.90m x 1.96m)

Double glazed radiator to front elevation, radiator.

Bathroom

Double glazed window to rear elevation, partly tiled bathroom with p shaped bath with shower over, wash hand basin, ladder towel radiator and wc.

Outside

Rear Garden

Mainly laid to lawn (astro turf) decked seating area, slate borders with gated side access.

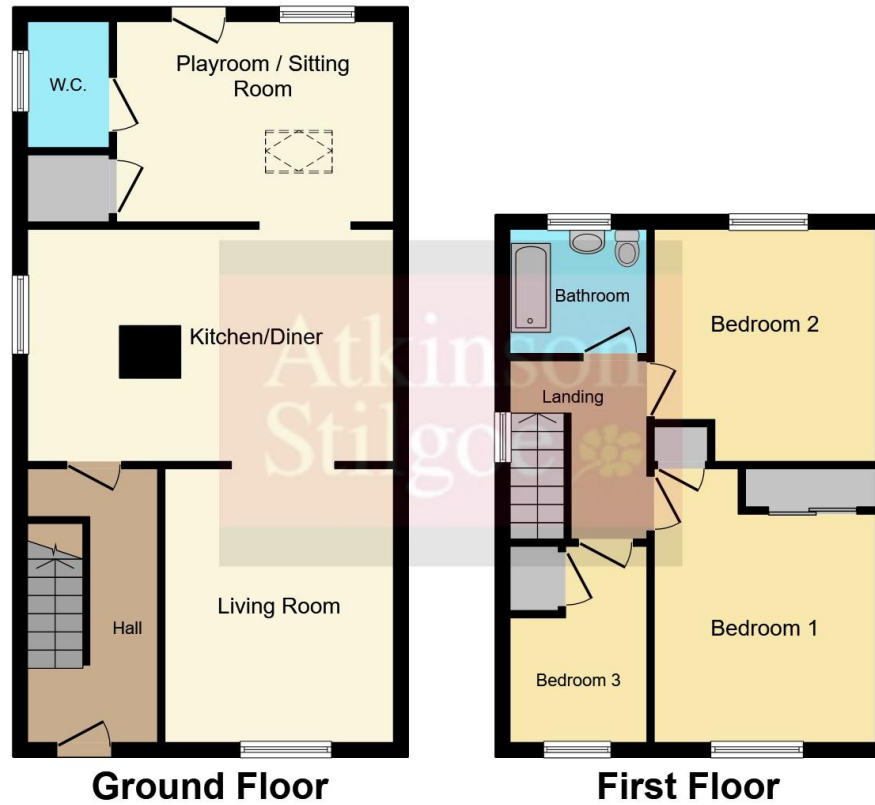
Garage

Single garage with power and light connected, up and over door and double glazed door to side elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

T 01926 857 461
E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating: C

view this property online atkinsonstilgoe.co.uk/Property/KEN304300

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KEN304300 - 0014