





Property Description

A well-presented, ready to move-in, two bedroom semi-detached house located on this highly popular residential area of Kenilworth, close to local amenities and within catchments of the brand new "Outstanding" Kenilworth School and Sixth form.

Accommodation includes storm porch, living room, kitchen, conservatory, garden room, two double bedrooms with built in wardrobes, white bathroom suite. Driveway for off-street parking, low maintenance gardens.

Approach

Parking to side and front with access through to rear garden and storm porch with door to;

Entrance Hall

Stairs rising to first floor, wood flooring, radiator and doors through to kitchen and lounge

Kitchen

10' 11" x 5' 10" (3.33m x 1.78m)

Fitted with a range of units with complimentary work tops, stainless steel sink with mixer tap and drainer, plumbing for dishwasher and washing machine, plus space for fridge freezer. Integrated electric hob and oven beneath. Double glazed windows to both the front and side elevations.

Lounge

11' 10" x 13' 8" (3.61m x 4.17m)

Cosy lounge with log burner effect fire with feature surround, wooden flooring, door to conservatory, double glazed window to rear elevation.

Conservatory

12' 6" x 9' 2" (3.81m x 2.79m)

Continuation of wood flooring, French doors leading out to garden.

Landing

Bedroom One

9' 11" end wardrobes x 8' 11" (3.02m end wardrobes x 2.72m)

Light and airy bedroom with double glazed window to rear elevation, fitted wardrobe and radiator.

Bedroom Two

8' 7" x 9' 2" (2.62m x 2.79m)

Double glazed window to front elevation, double wardrobe and radiator.

Bathroom

Modern bathroom suite with bath and shower over, pedestal wash hand basin, w/c and double glazed window to side elevation.

Outside

Garden

Private rear garden with decking area, astro turf lawn, gated access to front of property.

Garden Room/ Home Office

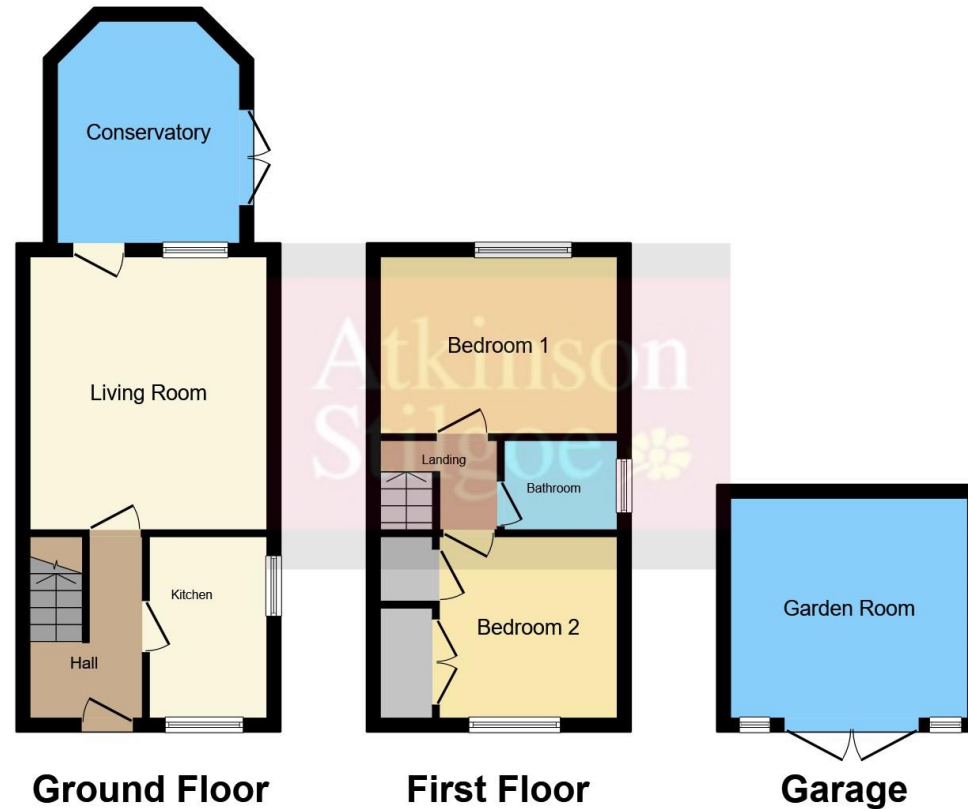
12' 6" x 10' 7" (3.81m x 3.23m)

Modern garden room/home office with power and light connected, making that extra outdoor space useable from children's den to man cave!









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

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EPC Rating: D

Tenure: Freehold

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