





Property Description

A Modern well-presented TWO BEDROOM semi-detached property. Comprising of Entrance hallway, lounge, kitchen, two bedrooms, bathroom, rear garden and separate garage and PARKING. This property also benefits from being situated in a cul-de-sac location overlooking Kenilworth common. **MUST BE VIEWED!!!!**

Woodmill Meadow is located within the catchments of the brand new Kenilworth School and Sixth form which is a huge draw for families in the area, Kenilworth town centre is just short drive away, offering an excellent array of amenities, boutique shops and restaurants.

Approach

Attractive low maintenance frontage with paved steps to front of property with stones and shrubbery. Allocated parking space to the front of the property.

Entrance

Entrance with stairs rising to first floor and radiator.

Lounge

12' 10" x 13' 3" (3.91m x 4.04m)

Double glazed window to rear elevation and French doors leading out to the patio area.

Kitchen

6' 5" x 10' 5" (1.96m x 3.17m)

Kitchen with a range of base and wall mounted units with work surfaces over and stainless sink and drainer unit Electric oven with cooker hood above, space and plumbing for a dishwasher, fridge freezer and a washing machine. Double glazed window to the front elevation.

First Floor Landing

Access to the loft space via loft hatch.

Bedroom One

10' 5" Excluding wardrobes x 9' 6" excluding recess (3.17m Excluding wardrobes x 2.90m excluding recess)

Two double built in wardrobes, two double glazed windows to front elevation and airing cupboard housing hot water tank.

Bedroom Two

7' 9" x 11' 2" Max (2.36m x 3.40m Max)

Double glazed window to rear elevation and radiator.

Bathroom

Partly tiled bathroom with bath and shower over, radiator, low level wc and pedestal wash hand basin. Wood style flooring and double glazed window to rear elevation.

Outside

Rear Garden

Fully fenced enclosed rear garden with paved patio, steps to low maintenance stoned area.

Garage

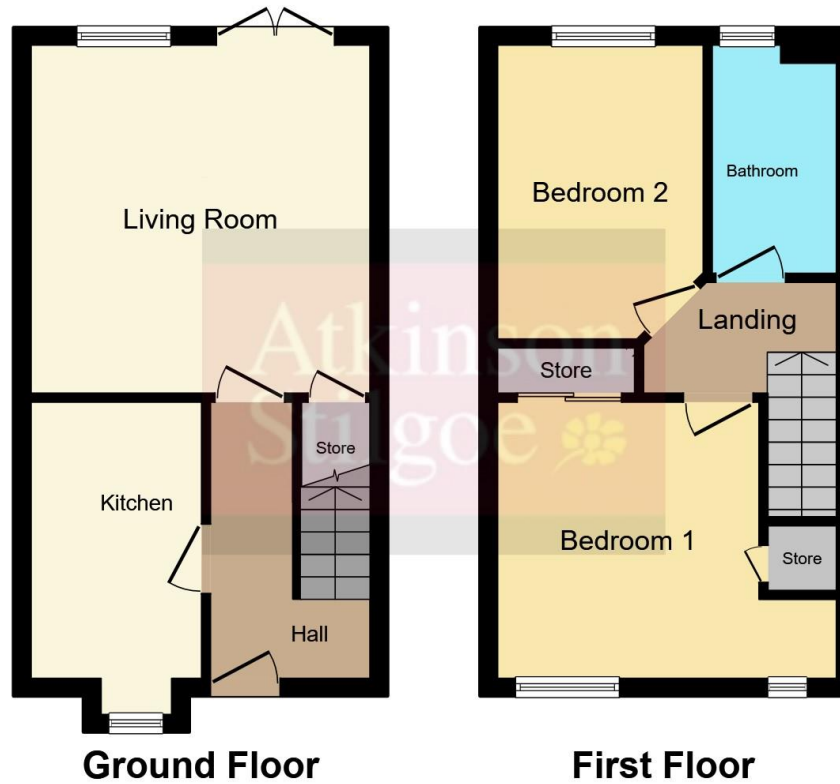
18' 1" x 8' 10" (5.51m x 2.69m)

Garage with up and over door with parking for one car in front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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Property Ref: KEN304929 - 0003