





Property Description

NO ONWARD CHAIN

This extended three-bedroom semi-detached property is situated in a highly desirable location. This residence offers convenient access to various amenities, excellent transport links, and reputable schools, making it an ideal choice for families and individuals alike.

Within a short walk, you'll find a local pub, and the surrounding area is perfect for countryside walks, making it an idyllic location for those who appreciate nature. Early viewing of this exceptional property is highly recommended to fully appreciate its charm and location. Don't miss out

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of

how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Set back from the road behind a driveway providing off road parking for numerous vehicles, borders with mature shrubs and timber gate giving access to garden.

Entrance Hall

Double glazed front door leading into the entrance hallway, radiator, carpeted throughout and door through to:

Downstairs Wc

Downstairs wc with wash hand basin, wc and double glazed window to front elevation.

Lounge

11' 11" x 16' 4" Max (3.63m x 4.98m Max)

Spacious lounge with double glazed window to front elevation, feature fireplace with electric fire, radiator and double internal doors through to dining room.

Dining Room

9' 6" x 12' Max (2.90m x 3.66m Max)

Double glazed french doors to rear garden and door through to kitchen.

Kitchen

8' 4" Max x 15' 5" (2.54m Max x 4.70m)

Modern white fitted kitchen with black work surfaces over, sink and drainer unit with metro tiled splash back. Fitted NEFF oven, hob with extractor fan over. Cupboard housing Worcester Bosch boiler, integral dish washer and space & plumbing for washing machine. Ladder radiator and double glazed window to side elevation, double glazed door and window to rear garden.

Landing

With stairs rising from ground floor, loft access and double glazed window to side elevation.

Bedroom One

13' x 11' 1" into wardrobe (3.96m x 3.38m into wardrobe)

Spacious bedroom with double glazed window to front elevation, storage cupboard and built in wardrobes.

Bedroom Two

10' 2" x 11' 3" (3.10m x 3.43m)

Double glazed window to rear elevation, radiator and built in storage.

Bedroom Three

7' x 8' 11" Max (2.13m x 2.72m Max)

Double glazed window to front elevation, radiator and storage above stairwell.

Shower Room

Modern tiled shower room with walk in shower with rainfall shower head over, ladder towel radiator, vanity wash hand basin, wc and double glazed window to rear elevation.

Outside

Rear Garden

Private fenced rear garden with patio and lawned area.

Garage

16' x 8' 1" (4.88m x 2.46m)

Stand-alone garage with up and over door with power connected, double glazed window to side elevation.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."









To view this property please contact Atkinson Stilgoe on

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EPC Rating: D

Tenure: Freehold

view this property online [atkinsonstilgoe.co.uk/Property/KEN304921](https://www.atkinsonstilgoe.co.uk/Property/KEN304921)



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.

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