



Birches Lane, Kenilworth

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## Birches Lane, Kenilworth

### Approach

Ample driveway providing off road parking for several vehicles. Shrubbery border to the front with side access to garden. French doors leading into entrance porch and door to:

### Entrance Hall

Spacious hallway with understairs storage, radiator and stairs rising to first floor, doors through to rooms.

### Cloakroom

Downstairs cloakroom with low level w/c, vanity wash hand basin and double glazed window to side elevation.

### Lounge

24' 4" x 11' 11" excluding recess ( 7.42m x 3.63m excluding recess )

Light and airy lounge with inglenook fireplace with fire inset. Double glazed window to front elevation and window to side.

### Garden Room

11' 5" x 12' 5" Maximum ( 3.48m x 3.78m Maximum )

Conservatory over looking rear garden, with tiled floors, ceiling spotlights and radiator with doors to rear garden.

### Dining Room

12' 10" x 9' 11" ( 3.91m x 3.02m )

Double glazed window to rear elevation ,double doors to hall and lounge.

### Study

7' 11" x 16' 5" Maximum ( 2.41m x 5.00m Maximum )

Double glazed window to front elevation.

### Kitchen

12' 5" x 8' 4" ( 3.78m x 2.54m )

Featuring a range of base and wall mounted units, incorporating a one and a half bowl stainless steel sink and drainer unit with granite work surfaces and upstands. Integrated electric oven and hob with extractor fan over and integrated dishwasher. Double glazed dual aspect windows to both rear and side elevations creating a lovely open feel overlooking the rear garden.

### Utility Room

9' 4" x 4' 11" ( 2.84m x 1.50m )

Double glazed window to side elevation, base units with inset sink and boiler.

### Landing

With stairs rising from the ground floor, double glazed window to side and access to:

### Master Bedroom

13' 4" x 12' 10" excl wardrobes ( 4.06m x 3.91m excl wardrobes )

Double glazed window to rear elevation, radiator, fitted wardrobes and door to;

### Ensuite

Shower cubicle, bath with hot and cold taps, low level w/c, vanity wash hand basin and obscure glazed window to rear elevation.

### Bedroom Two

15' 5" Maximum x 12' 10" ( 4.70m Maximum x 3.91m )



Double glazed window to rear elevation, radiator,

### **Bedroom Three**

*15' 5" restricted headheight x 10' 9" ( 4.70m restricted headheight x 3.28m )*

Fiitted wardrobes, double glazed window to front elevation and radiator.

### **Bedroom Four**

*11' 1" x 11' 11" ( 3.38m x 3.63m )*

Double glazed window to front elevation, radiator.

### **Family Bathroom**

Shower cubicle, low level w/c with concealed flush, vanity wash hand basin, heated towel rail and double glazed window to side elevation.

### **Loft Room**

With access from landing to boarded loft room, plasterboarded, window and eaves storage with cupboard.

### **Outside**

#### **Rear Garden**

Mainly laid to lawn with patio area from rear of property, pond, shed and gazebo to rear. Access down side of property to garage and gardeners cupboard.

#### **Garage**

*20' 9" x 8' 5" ( 6.32m x 2.57m )*

Door leading from side of property, double doors out to front.





### Ground Floor

Floor area 120.9 m<sup>2</sup> (1,302 sq.ft.) approx

### First Floor

Floor area 94.8 m<sup>2</sup> (1,021 sq.ft.) approx

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](http://www.focalagent.com)



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PRESTIGIOUS ROAD AND SOUGHT AFTER LOCATION. This property is maintained in excellent decorative order throughout and with four double bedrooms and two bathrooms, there is ample space for families. The property benefits from a lounge with inglenook fireplace, dining room, garden room, kitchen and utility room. The rear of the property presents the potential to reconfigure and merge the ground floor rooms to create an elegant and comfortable home for the needs of today, with the additional benefits of a large south-east facing garden and off-road parking.

Guide Price

**£950,000**

Tenure: Freehold

EPC Rating: D

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