





Property Description

A well presented and updated two double bedroom, mid terrace home found in a popular location of Ryton on Dunsmore. Briefly comprising of an entrance hallway, lounge to the front, kitchen/diner, garden room with utility area, office/study room to rear, two good size double bedrooms and shower room on the first floor. Ladder access from main bedroom up to boarded loft room. Enclosed private rear garden, uPVC glazing, contemporary finishes throughout.

Approach

Lawned frontage with path to front of property.

Entrance Hall

Composite door to side elevation with opaque glass either side, electric heater and door to:

Lounge

15' 2" x 11' 9" (4.62m x 3.58m)

Double glazed window to front elevation, gas fire and double glazed internal door to kitchen/diner

Kitchen / Diner

Irregular Shaped Room 15' 2" maximum x 12' 3" maximum (4.62m maximum x 3.73m)

Recently updated Magnet kitchen with a range of matching base and wall mounted unit, complementary work surfaces over and ceramic sink and drainer unit. Space for oven and hob with fitted cooker hood over, integral fridge freezer and space for washing machine. Breakfast bar with space for stools under, window out to sunroom and french doors leading to:

Sun Room

14' 5" x 8' 4" maximum (4.39m x 2.54m maximum)

Wood style flooring with fitted base units for additional storage and work surface over with tiled splashback to the wall. Internal door to

study room and external door to garden with window to rear too.

Study

Patio doors to side leading to garden and window to rear.

Landing

Stairs rising from ground floor, doors through to:

Bedroom One

15' 1" x 10' 8" (4.60m x 3.25m)

Double glazed window to front elevation, electric heater and aerial point, loft access with pull down ladder;

Loft Room

15' 5" x 11' 11" restricted headheight (4.70m x 3.63m restricted headheight)

Boarded loft room currently used as hobby room, 'Velux' style window and electric heater.

Bedroom Two

8' 8" x 13' 5" (2.64m x 4.09m)

Double glazed window to rear elevation.

Bathroom

Upgraded bathroom with walk in shower cubicle with electric shower over, low level w/c, vanity wash hand basin, wall heater and double glazed obscured glass to rear elevation.

Outside

Rear Garden

Private, low maintenance rear garden with paved patio and laid to lawn to rear. Gated rear access.





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

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: E

view this property online atkinsonstilgoe.co.uk/Property/KEN304824



Awaiting Photograph

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: KEN304824 - 0009