





Property Description

A spacious three bedroom semi detached property in an ideal cul de sac location close to The Greenway, Kenilworth Common, Park Hill and Crackley Hall school. The property has an abundance of living space downstairs, consisting of an entrance hallway, lounge, kitchen breakfast bar, a garden/dining room, a utility, downstairs w/c and an office space. To the first floor there are three bedrooms and a family bathroom.

The property also benefits from a low maintenance rear garden and a driveway to the front providing off-road parking for two cars. Must be viewed!

Approach

Ample sized semi detached property with well presented front lawn. With a pathway leading up to the front entrance.

Entrance Hall

Providing access to;

Lounge

12' 3" Max x 12' 3" Max (3.73m Max x 3.73m Max)

With a feature fireplace, understairs storage and a window to the front. Provides access to;

Kitchen

15' 7" x 8' 8" (4.75m x 2.64m)

Part tiled with tile flooring,with a range of wall

and base units with complimentary work surfaces, sink and drainer and a breakfast bar. Including an integrated fridge/freezer, dishwasher and double oven and hob. Double doors to;

Dining Room/Garden Room

15' 2" x 9' 2" (4.62m x 2.79m)

Overlooking the rear garden with two velux windows providing lots of natural light, With a radiator and double doors to rear garden.

Utility Room

11' 1" x 7' 9" (3.38m x 2.36m)

With work surfaces and space for appliances. Providing access to the rear garden, downstairs w/c, kitchen and office.

Cloakroom

Including a low w/c, wash hand basin the boiler and an extractor fan.

Office

7' 5" x 5' 4" (2.26m x 1.63m)

Home office with a radiator,access to the loft and a separate entrance to the front.

Landing

With cupboard housing hot water tank and access to the loft. Providing access to all three bedrooms and the family bathroom.

Bedroom One

9' 2" Excluding wardrobes x 8' 11" (2.79m Excluding wardrobes x 2.72m)

Built in wardrobes with sliding doors, a radiator and a window to the rear.

Bedroom Two

10' 1" x 6' 6" Excluding door recess (3.07m x 1.98m Excluding door recess)

Fitted wardrobes, a radiator and a window to the front.

Bedroom Three

8' 10" Max x 7' 4" Max (2.69m Max x 2.24m Max)

With a built in storage cupboard, a radiator and a window the the front.

Bathroom

Fully tiled bathroom with vanity sink, w/c, walk in shower and a heated towel rail.

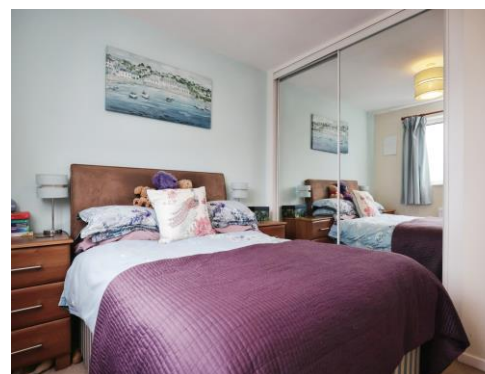
Outside

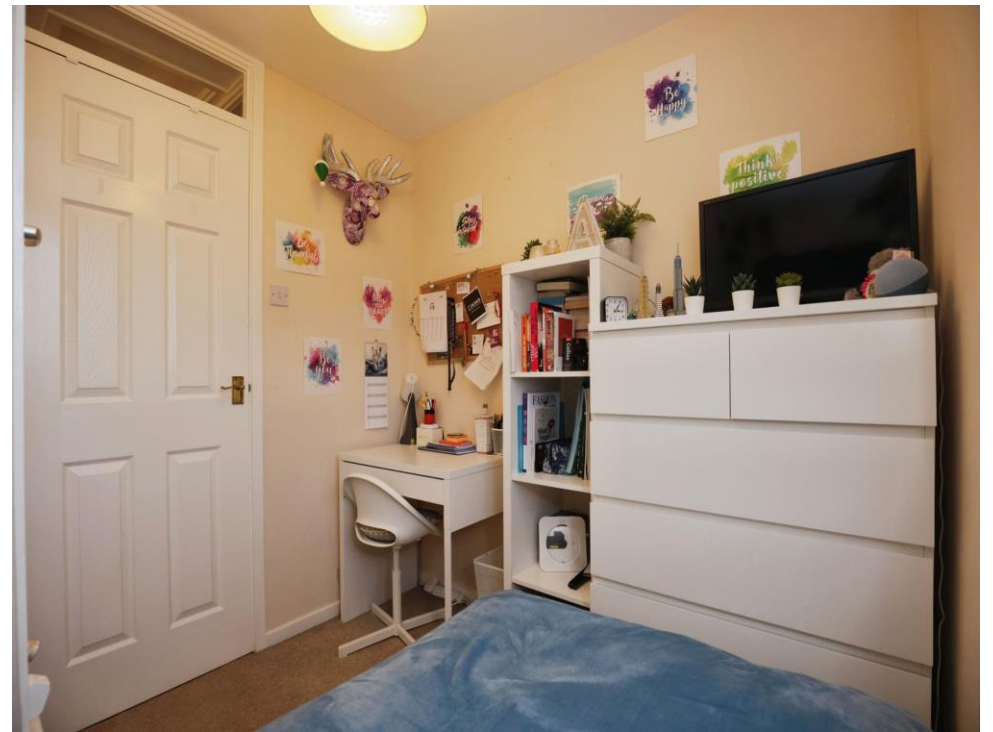
Rear Garden

Private and low maintenance garden, mainly laid to lawn with decking perfect for outdoor seating.

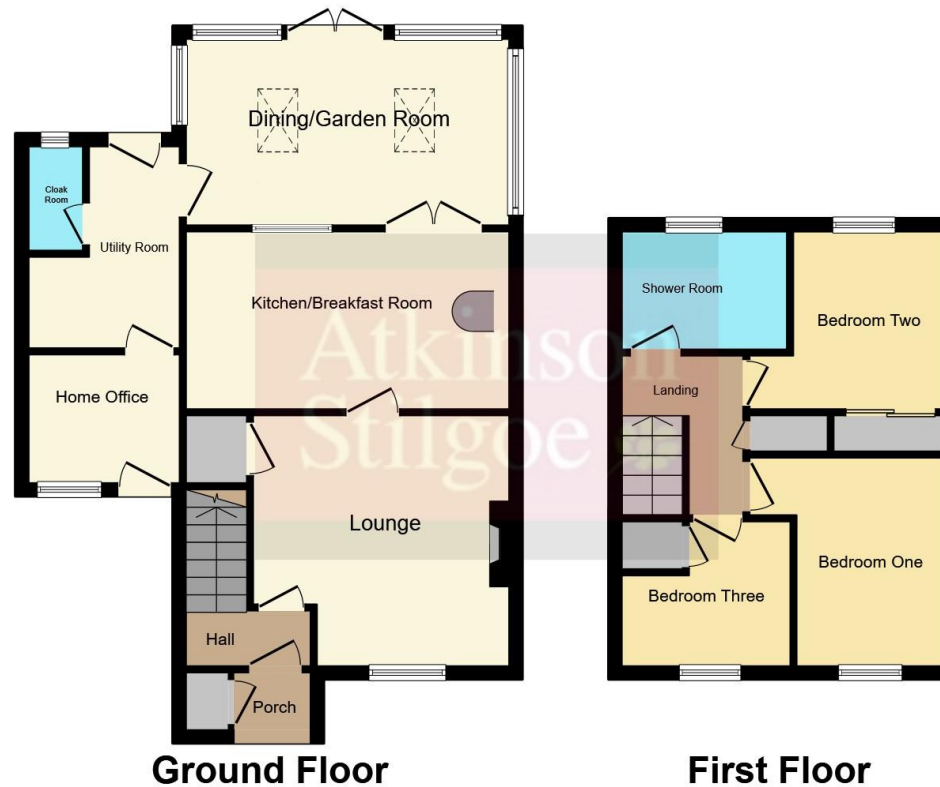
Parking

Driveway to the front of the property providing off-road parking.









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EPC Rating: C

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