



Dudley Road Kenilworth CV8 1GP

for sale offers over
£350,000



Property Description

Nestled in the desirable location of Kenilworth, this well presented mid-terrace property epitomises family living. The home benefits from having an entrance hall, lounge, open plan kitchen diner, three good-sized bedrooms, family bathroom, conservatory, outbuilding and an ample sized rear garden, perfect for entertaining and children's activities. The property sets within close proximity to the popular St Johns Primary School and Nursery as well as being convenient for access to local amenities.

Approach

Access via dropped kerb onto off street parking, side access to rear garden and front door leading to;

Entrance Hall

Stairs rising to first floor, under stairs storage space, door leading lounge

Lounge

11' 11" x 12' 11" (3.63m x 3.94m)

Spacious living room, Log Burner, gas central heating radiator and window to front elevation, door to kitchen diner

Kitchen/Diner

19' 8" x 10' (5.99m x 3.05m)

Open plan kitchen diner, wooden worksurfaces, a range of base and wall mounted units, space for dining table and

chairs, window over sink to rear elevation, doors leading to conservatory.

Conservatory

10' 10" x 9' 11" (3.30m x 3.02m)

French doors to rear garden

Landing

Doors though to all rooms, storage cupboard, loft hatch and ladder providing access to a boarded roof space

Bedroom One

13' x 11' 3" (3.96m x 3.43m)

Window to front elevation, gas central heating radiator

Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m)

Window to front elevation, gas central heating radiator, views to rear garden

Bedroom Three

7' 10" x 10' 1" (2.39m x 3.07m)

Window to rear elevation, gas central heating radiator

Family Bathroom

Free standing bath, vanity sink, walk in shower, window to rear elevation

Outside

Rear Garden

Part decking, part laid lawn and paved section

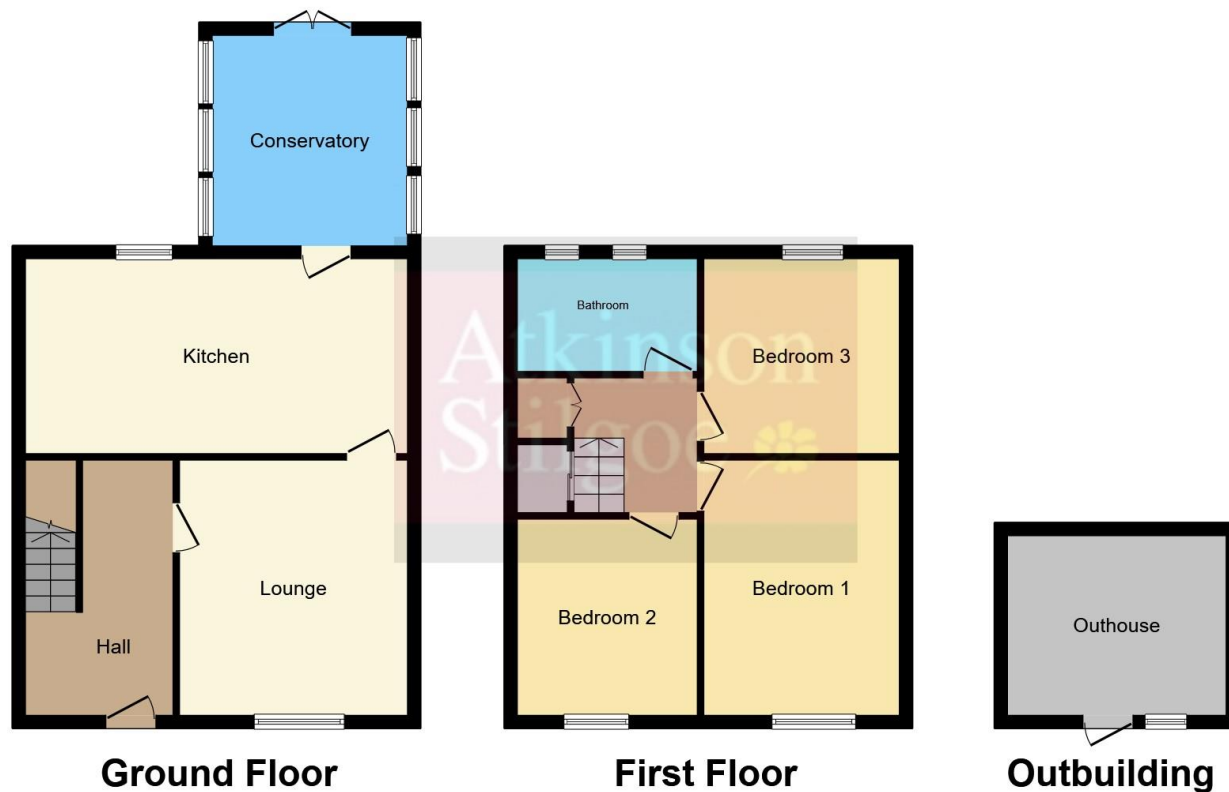
Outbuildings

Two outbuildings both used as storage sheds









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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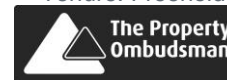
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EPC Rating: C

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Tenure: Freehold



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