





Property Description

A superb modern 4-bedroom semi-detached townhouse that offers space and access to the local community. The property has a single garage and parking for 2 cars, perfect for families and commuters. The house is set over 3 floors, 4 Bedrooms (master bedroom with ensuite), family bathroom, a great kitchen / diner that offers open plan living on the ground floor, with a cosy lounge and first floor spacious living room. The house is situated 0.9 miles from the idyllic Abbey Fields park, 1.2 miles to Kenilworth Train Station and 1 mile to Kenilworth high street, giving you easy access to shops and restaurants.

Approach

Paved steps leading to front of property

Entrance Hall

Stairs rising to the first floor landing, Tiled flooring, Doors off to the kitchen and lounge

Cloakroom

WC, wash hand basin and radiator.

Kitchen/Dining Room

14' 7" x 13' 1" (4.45m x 3.99m)

Fitted kitchen with a range of matching wall and base units with work surfaces over. a sink and drainer unit, oven and hob with cooker hood over, plumbing for washing machine and dishwasher. window to rear elevation and door to rear garden.

Lounge

12' 8" x 7' 10" (3.86m x 2.39m)

window to the front elevation, central heating radiator

First Floor Landing

Stairs rising from the reception hallway with further stairs rising to the second floor landing

Living Room

spacious Living room, window to rear elevation, two central heating radiators.

Bedroom 1 With Ensuite

12' 10" x 7' 11" (3.91m x 2.41m)

window to the front elevation, two double built-in wardrobes providing hanging and shelving space, central heating radiator. Ensuite Fitted with a white suite comprising shower cubicle, wash hand basin, Wc, tiling to splashback areas, central heating radiator, window to the front elevation.

Second Floor Landing

14' 7" x 10' 9" (4.45m x 3.28m)

Accessed via stairs rising from the first floor landing, with airing cupboard.

Bedroom 2

12' 8" x 7' 10" (3.86m x 2.39m)

window to the front elevation, central heating radiator.

Bedroom 3

12' 4" x 7' 11" (3.76m x 2.41m)

window to the rear elevation, central heating radiator.

Bedroom 4

8' x 6' 5" (2.44m x 1.96m)

window to the rear elevation, central heating radiator.

Family Bathroom

Fitted with a white suite comprising bath with mixer tap and shower attachment over, wash hand basin, low level Wc, central heating radiator. window to front elevation.

Garage

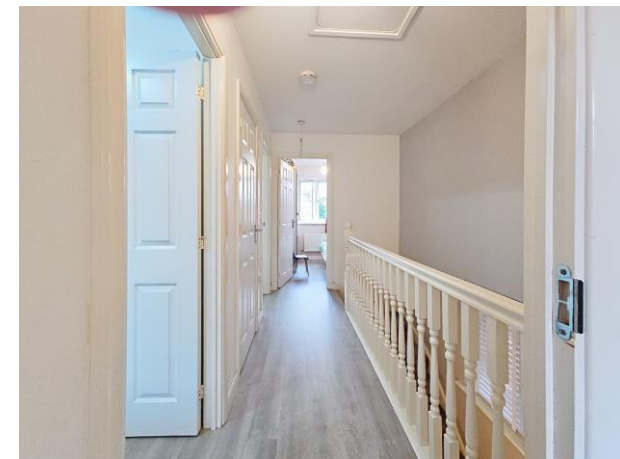
Up and over door, power and light supplied,
rear door access via garden

Rear Garden

Irregular Shaped Room x (x)

Enclosed and low maintenance with feature
decking area suitable for entertaining, access
to rear of garage





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: Awaited

view this property online [atkinsonstilgoe.co.uk/Property/KEN305246](https://www.atkinsonstilgoe.co.uk/Property/KEN305246)

Tenure: Freehold



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