







### Property Description

Situated in a quiet residential location this two bedroom ground floor maisonette really is a must see. With private entrance, and a delightful private rear garden, including side access and modern design throughout, there is no better place to settle into a new home.

Through the front door and into the hallway there is an instant feeling of warmth and comfort. The separate living room, with dual aspect (front and side) is spacious in size and offers good natural light. Across the hallway is a modern kitchen with appliances including side door access, taking you to a useful outbuilding, perfect for storage and then into the private rear garden with pathway access to the front of the property and additional side access to the other side which takes you to your shared driveway and private garage. There are two good sized bedrooms, both overlooking the rear garden. The main room includes double built-in wardrobe space and is also very light and spacious. The second bedroom is perfect as a guest room or study/office for quiet time and working from home.

Finham Road is within touching distance of local amenities and less than one mile from Kenilworth town centre, local train station and offers excellent links to major routes for commuters travelling beyond the town centre for work including Warwick and Coventry Universities, and University Hospital Coventry

### Living Room

11' 10" x 14' 7" ( 3.61m x 4.45m )

Left of hallway a light filled and spacious living area with views to front aspect with feature radiator and double glazed bay.

### Kitchen

9' x 10' 3" ( 2.74m x 3.12m )

White gloss slab style cabinets with solid wood worktops, gas hob, and oven. Space for dining. Door to rear garden and brick outbuilding for useful storage.

### Bedroom 1

11' 1" x 11' 10" ( 3.38m x 3.61m )

Double room with good natural light and built-in double wardrobe, radiator and double glazing overlooking private rear garden.

### Bedroom 2

7' 7" x 13' 9" ( 2.31m x 4.19m )

Good sized second room perfect for guest bedroom and study/office with radiator and double glazing, overlooking private rear garden.

### Bathroom

8' 3" x 5' 1" ( 2.51m x 1.55m )

White bathroom suite with limestone wraparound tiling, bath and shower including double glazing and heated towel rail.

### Garden

Privately enclosed east facing rear garden with mature beech hedging having access to private garage and shared driveway to side aspect of building. South facing paved area ideally situated for al fresco dining and relaxing.

### Heating

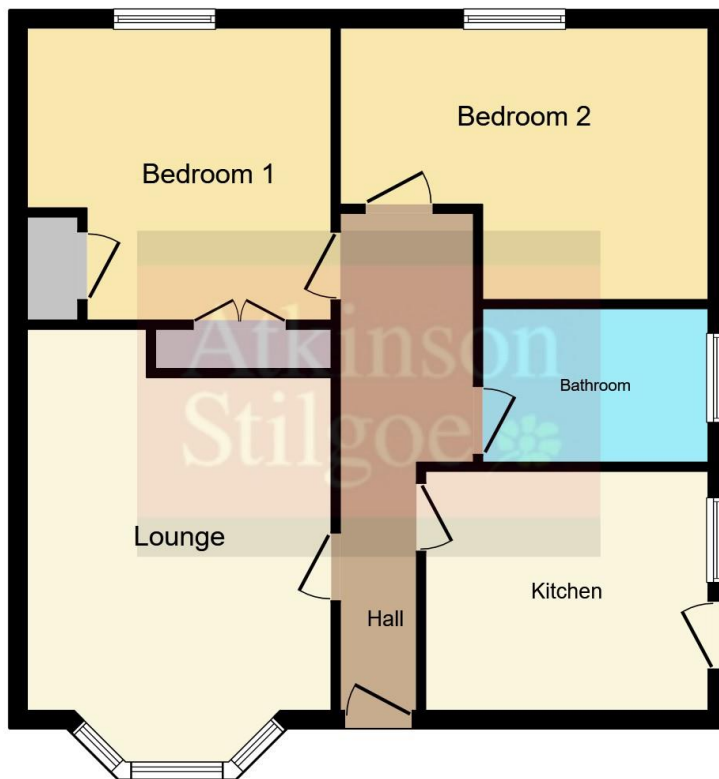
Combination boiler (installed 2021) with HIVE smart home thermostat controls.

### Tenure

Leasehold - There are 972 years remaining on this lease.







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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**T 01926 857 461**  
**E [kenilworth@atkinsonstilgoe.co.uk](mailto:kenilworth@atkinsonstilgoe.co.uk)**

29 Warwick Road  
 KENILWORTH CV8 1HN

EPC Rating: C Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 25.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Oct 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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