



Beechwood Croft KENILWORTH CV8 1GX

for sale guide price
£475,000



Property Description

Located in the sought-after cul-de-sac of Beechwood Croft in Kenilworth, this spacious four-bedroom detached family home offers a superb balance of space, comfort, and practicality for modern living.

To the front, the property features driveway parking and a converted part-garage, now serving as a versatile workshop and additional storage area. Step inside to a welcoming hallway that leads to a spacious living room-perfect for relaxing or entertaining. A well-appointed kitchen flows seamlessly into the living room and purpose-built conservatory through separate doors and you can enjoy year-round views over the private east facing rear garden. The ground floor also benefits from a convenient downstairs shower room, enhancing flexibility for busy households or visiting guests.

Upstairs, the home boasts four generously sized bedrooms, all well-proportioned and offering ample natural light. A good-sized family bathroom completes the upper level.

Located in a quiet, family-friendly setting with excellent access to local amenities, sought after schools including St Johns primary and transport links, this property offers the ideal opportunity for those seeking a forever home in one of Kenilworth's most desirable residential areas.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Carpeted from front door with upstairs storage cupboard and shower room

Downstairs Shower Room

7' 3" x 3' 2" (2.21m x 0.97m)

With WC, wash basin and separate shower cubicle

Living Room

23' 32' x 13' 48' (7.01m 32 x 3.96m)

48)
Spacious living area with gas effect fireplace overlooking front aspect with GCH and double glazing.

Conservatory

18' 4" x 11' 1" (5.59m x 3.38m)

Purpose brick-built conservatory with sliding doors opening out to private rear garden and side to access to dining room.

Dining Room

10' 4" x 11' 2" (3.15m x 3.40m)

Dining/ Study or office area with side access to front and rear gardens

Kitchen (total In Dining Room)

17' 3" x 12' 10" (5.26m x 3.91m)

Separate L-shaped kitchen extending to dining room through single door with fitted cooker, view to conservatory and serving hatch.

Work Room/ Study

14' 3" x 8' 7" (4.34m x 2.62m)

(Part of converted garage) A spacious room ideal as additional guest room/ study or office with access to reduced size garage storage area.

Garage Space

9' 1" x 6' 7" (2.77m x 2.01m)

Half converted to additional reception room, ideal for every day storage including bicycles and motorcycles. With combination boiler.

Garden

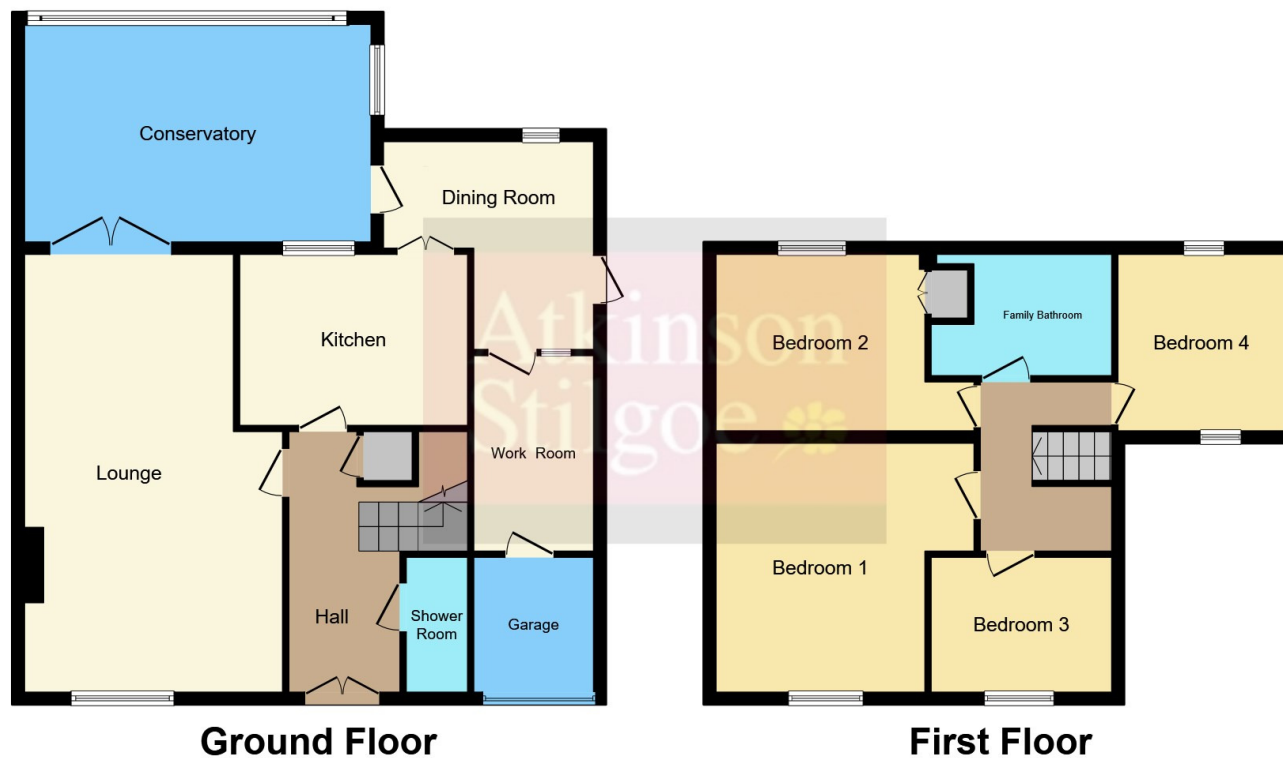
Privately enclosed East facing rear garden with wrap around paved patio in addition to side access to front of property. side access to dining room and additional shed storage

Bedroom 1

13' 3" x 13' 6" (4.04m x 4.11m)

Spacious room overlooking front aspect with built in glass wardrobe and storage space.





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

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EPC Rating: Council Tax
 Awaited Band: F

view this property online atkinsonstilgoe.co.uk/Property/KEN305212

Tenure: Freehold



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