



Willow Meer Kenilworth CV8 2RD

for sale
£150,000



Property Description

2-Bedroom Semi-Detached Bungalow - Willow Meer, Kenilworth - Development Opportunity

Nestled in the peaceful and sought-after location of Willow Meer, Kenilworth, this two-bedroom semi-detached bungalow offers an exciting development opportunity for those looking to add value and create a home tailored to their tastes. Comprising of 2 good sized bedrooms, a separate kitchen overlooking front aspect and spacious living room with access to a private south facing rear garden with patio area to front.

Requiring modernisation throughout, this bungalow presents a fantastic opportunity for investors, renovators, or anyone looking to create a bespoke home. This bungalow is set in a quiet residential location with strong sense of local community and within a short drive of Kenilworth town centre, shops and local restaurants this is the perfect spot for people looking to settle into the local area

Entrance Porch

Lounge

14' 8" x 13' 8" (4.47m x 4.17m)
Spacious lounge with French doors leading to rear garden

Kitchen

8' 9" x 6' 9" (2.67m x 2.06m)
Separate kitchen overlooking front aspect

Bedroom 1

11' 2" x 10' 5" (3.40m x 3.17m)
Double bedroom with double glazing and GCH

Bedroom 2

8' 9" x 6' 6" (2.67m x 1.98m)
Good sized 2nd room overlooking front aspect with double glazing and GCH

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)
With bath and shower facilities, w/c and wash basin

Rear Garden

Private south facing rear garden with shed and patio.

Parking

Allocated parking 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

T 01926 857 461
E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1728.12

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 60 years from 22 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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