





Property Description

3-Bedroom Townhouse with Refurbishment Potential - Common Lane, Kenilworth

Nestled in the desirable location of Common Lane, Kenilworth, this spacious three-bedroom townhouse presents an exciting refurbishment opportunity for buyers seeking to create a personalised home or investment.

Set over multiple levels, the property offers well-proportioned accommodation including a bright living room, a separate compact kitchen, and a conservatory that opens onto a private patio garden-perfect for outdoor entertaining or relaxation. Upstairs, the home features three double bedrooms, including a generous principle room with en suite, and a main bathroom serving the rest of the house.. A convenient cloakroom on the ground floor adds further practicality.

Additional features include Driveway parking for one car at the front, a private spacious garage with additional rear parking access and a patio garden.

Situated close to local amenities, transport links, and reputable schools, this property offers a unique chance to create a beautiful family home in a sought-after part of Kenilworth.

Entrance Hall

Cloakroom

Lounge

14' 6" x 12' 8" (4.42m x 3.86m)
Spacious living area leading to conservatory with laminate wood flooring, GCH

Conservatory

10' 6" x 9' 9" (3.20m x 2.97m)
Large conservatory leading to private patio rear garden with electrics

Kitchen

11' 2" x 5' 10" (3.40m x 1.78m)
Separate kitchen overlooking front aspect of property with appliances off main hallway.

Bedroom 1 (Top Floor)

20' 2" x 9' 3" (6.15m x 2.82m)
Large top floor bedroom overlooking front aspect of property with en suite.

Ensuite

9' 9" x 3' 10" (2.97m x 1.17m)
3 piece en suite bathroom adjoining the principal bedroom with heated towel rail and Velux window

Bedroom 2

12' 8" x 8' 6" (3.86m x 2.59m)
Double bedroom overlooking rear aspect of property situated on the first floor

Bedroom 3

12' 7" x 10' 8" (3.84m x 3.25m)
Good sized bedroom, ideal as children's bedroom and/or study/office space overlooking the front aspect.

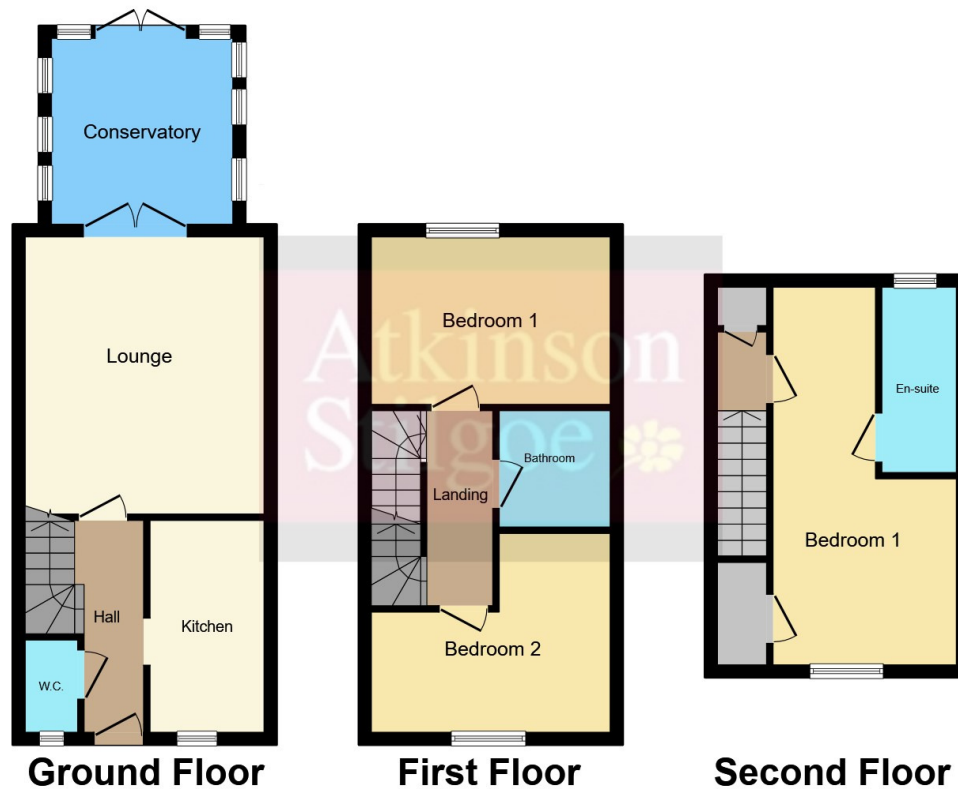
Bathroom

6' 6" x 5' 11" (1.98m x 1.80m)
Family bathroom situated on the first floor with bath, shower, wc and wash basin in addition to radiator.

Garage

Large garage situated to the rear of the property, ideal for cars or storage in addition to extra exposed beam eaves storage space with parking





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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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