





Property Description

Situated in a quiet position on this sought after development yet within easy reach of the amenities in Kenilworth, this substantial family home has been greatly enhanced by the current owners and is well presented throughout. The property offers a spacious ground floor designed for family living and entertaining, five bedrooms, two bathrooms and with driveway parking.

Knights Meadow estate sits within walking distance of great local amenities and the brand new Kenilworth School and Sixth form. A further walk into Kenilworth Town centre is home to a selection of pubs, bars, restaurants, and independently-owned shops, plus essentials including a post office, banks, Sainsburys and Waitrose. Continue north through the attractive Abbey Fields park and you'll reach the historic part of town. Here, centuries-old buildings cluster together, housing more pubs and eateries.

Dining Room

9' 4" x 10' 10" (2.84m x 3.30m)

French doors to conservatory, radiator

Kitchen/ Diner

16' 11" x 9' 5" (5.16m x 2.87m)

Fitted kitchen with wall mounted and base units, sink and drainer unit with complimentary work surfaces over, space for fridge freezer and standalone hob and oven. Integral dishwasher and space for washing machine.

Reception Room 2

8' 2" x 15' 9" (2.49m x 4.80m)

2nd reception room, with double glazed window to front elevation.

W/c

Downstairs wc with wash hand basin.

Conservatory

Brick built conservatory with door leading to rear garden.

Landing

With stairs rising from ground floor, access to boarded loft via ladder.

Bedroom One

Approach

Attractive frontage with ample off road parking leading to

Lounge

10' 7" x 12' 10" (3.23m x 3.91m)

Double glazed window to front elevation, feature fireplace.

8' 6" x 17' 5" (2.59m x 5.31m)

Double glazed window to front elevation, radiator.

Ensuite

Tiled mesquite with wc, shower cubicle, bidet, extractor fan and double glazed window to rear elevation.

Bedroom Two

13' x 8' 5" (3.96m x 2.57m)

Double glazed window to front elevation, radiator and fitted wardrobe.

Bedroom Three

10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to rear elevation, radiator and fitted wardrobe.

Bedroom Four

6' 5" x 9' 7" (1.96m x 2.92m)

Double glazed window to front elevation, cupboard over the bulkhead, radiator and fitted wardrobe.

Bathroom

Bathroom with bath with shower over, wick, wash hand basin and window to rear elevation.

Outside

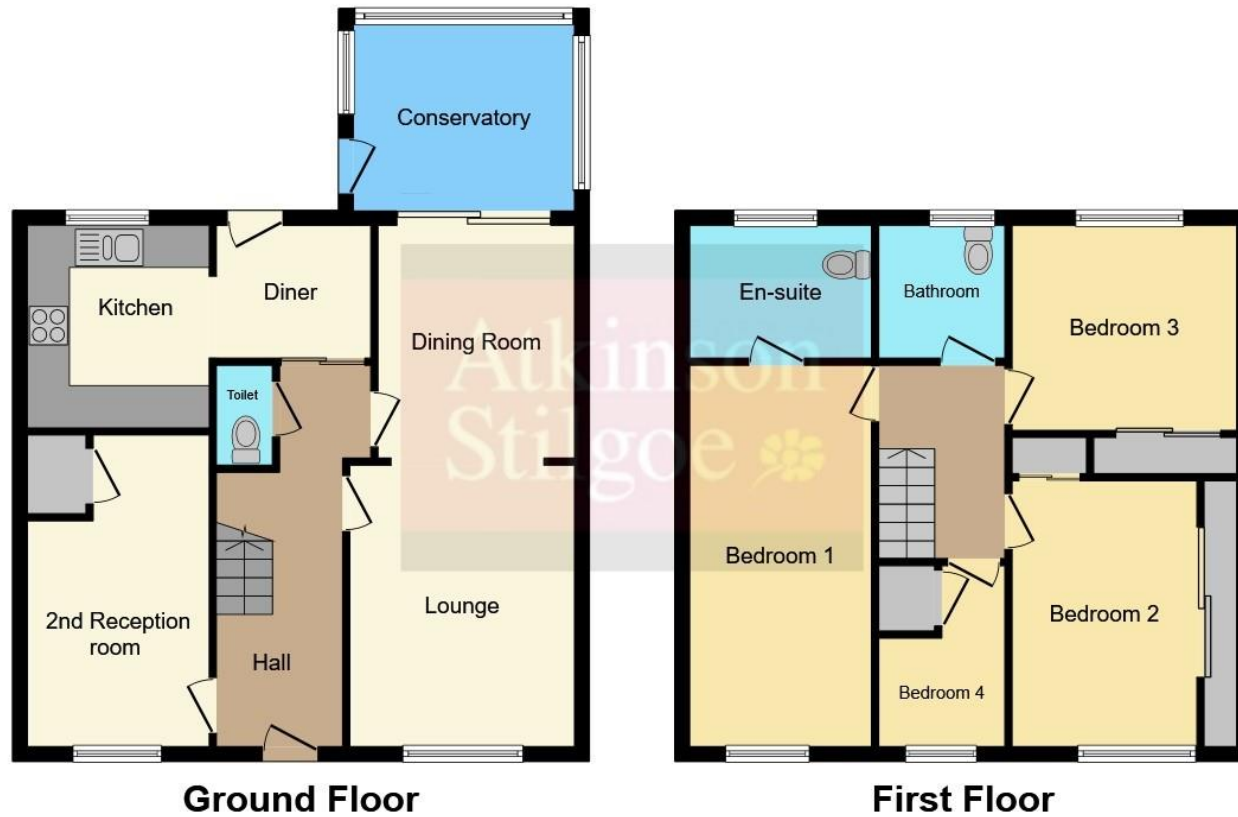
Rear Garden

Low maintenance well established rear garden with wooden storage shed and greenhouse.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/KEN304825



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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KEN304825 - 0011