



## 12 PARK CLOSE

KENILWORTH, CV8 2JL

£365,000  
FREEHOLD

EXTENDED SEMI DETACHED FAMILY HOME / THREE BEDROOMS / MODERN REFITTED  
EXTENDED KITCHEN / UTILITY ROOM / GROUND FLOOR WC / CONSERVATORY / OFF  
STREET PARKING & GARAGE / FAMILY BATHROOM / FRONT & REAR GARDENS / SOUGHT  
AFTER RESIDENTIAL LOCATION / NO ONWARD CHAIN



**fosterlewis & co**  
residential property services

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- Extended Semi Detached Family Home • Three Bedrooms • Modern Refitted Extended Kitchen • Utility Room • Ground Floor WC • Conservatory • Off Street Parking & Garage • Family Bathroom • Front & Rear Gardens • No Onward Chain



### Description

Foster Lewis and Co are delighted to offer for sale this extended and improved three bedroom semi detached family home in the sought after residential location of Kenilworth.

The spacious accommodation comprises entrance hallway, good size lounge dining room with conservatory, extended modern refitted kitchen, utility room and ground floor WC. To the first floor there are three bedrooms and fitted family bathroom. Outside there are gardens to the front and rear, driveway with direct access to a single garage.

The property further benefits from gas central heating and double glazing and is offered for sale with no onward chain.

Internal viewing recommended.

### THE LOCATION:

The delightful Kenilworth Common and Abbey Fields are both within walking distance as are local shops in Leyes Lane. The A46 links with the midland motorway system, there is easy access by road to Coventry and Leamington Spa whilst Kenilworth now has a Railway Station.

### Freehold

Money laundering Act – intended 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.

Council Tax – please refer to [www.voa.gov.uk](http://www.voa.gov.uk) to verify this information.

Tenure – the vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

Description – measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another.

Consent – we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

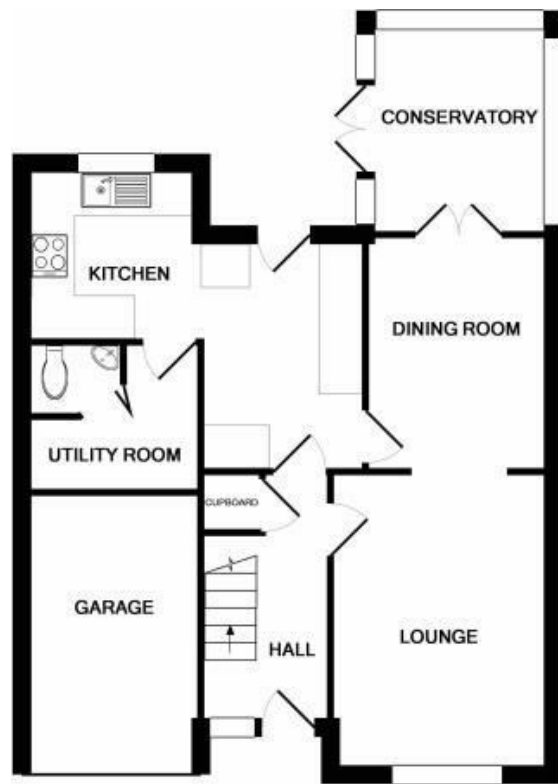
Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are

advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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TOTAL APPROX FLOOR AREA 1100 SQ FT (102.2 SQ M)  
 Made with Metropix ©2018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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