



Not for marketing purposes INTERNAL USE ONLY

Barrow Road
Kenilworth



Property Description

An attractive and substantially modernised spacious period three-bedroom end-terrace home with a private south-facing rear garden, ideally situated on the sought-after Barrow Road, in the centre of Kenilworth town centre and excellent local schools, Abbey Fields and a wide range of shops, cafés and amenities.

The property is approached via a small front garden with pathway to the entrance door and side access to the rear. The living room features a bay window and coal-effect fireplace, while the hallway benefits from parquet flooring and a feature internal window overlooking a second reception room, wood-burning stove and exposed brick archway leading through to the open-plan kitchen/dining room. Patio doors open onto the terrace and garden, creating an excellent space for modern family living and entertaining.

The fully integrated kitchen has been extended to provide a charming garden room with views over the rear garden and a separate cloakroom.

To the first floor are two double bedrooms and a family bathroom fitted with both a bath and separate shower cubicle.

Occupying the top floor is a particularly spacious principal bedroom with bay window and en suite facilities.

The delightful south-facing rear garden enjoys a high degree of privacy and features a cobbled stone pathway, well-maintained lawn and borders, together with a purpose-built garden shed. A wonderful family home in one of Kenilworth's most convenient and popular residential locations.

Approach

The property is approached via a neatly maintained front garden, with pathway to the entrance door. Side access provides a convenient route through to the rear garden, enhancing practicality for family living and outdoor entertaining.

Entrance Hallway

An inviting entrance hall featuring attractive parquet flooring, featured stain glass door and a striking internal feature window overlooking the second reception room. The hallway creates a warm first impression and provides access to the principal ground floor accommodation.

Living Room

A bright and welcoming front reception room benefitting from a charming bay window that allows for excellent natural light. A coal effect gas fireplace provides an attractive focal point, creating a cosy and comfortable environment for relaxing and entertaining.

Reception Room 2

A characterful and versatile reception space centred around a wood-burning stove. An exposed brick archway creates an attractive connection to the dining area, with separate kitchen and garden room beyond, making this an ideal family room, snug, playroom or home office.

Open Plan Dining Area

The centre piece of the property - a stunning dining area with exposed beams and parquet flooring with

French doors leading to private patio area and garden. This room flows seamlessly into a separate kitchen and garden room beyond.

Garden Room

Forming part of the property's extension, the garden room enjoys delightful views over the rear garden and offers a bright and peaceful additional reception area, perfect for relaxing, reading or informal dining.

Cloakroom

A useful ground-floor cloakroom fitted with modern sanitary ware, providing excellent convenience for both residents and guests.

First Floor Landing

Providing access to two double bedrooms and the family bathroom, with stairs rising to the top floor bedroom.

Principal Bedroom

A very spacious main bedroom situated on the first floor and to front aspect of property, enjoying a pleasant outlook and ample space for freestanding furniture

Bedroom 2

A further well-sized double bedroom, offering flexibility for family accommodation, guest use, children's bedroom or home working requirements, with views over the private rear garden

Family Bathroom

Well-appointed and fitted with a modern suite comprising panelled bath, separate shower cubicle, wash hand basin and WC, providing practical and versatile facilities for family living.

Top Floor Bedroom

Occupying the entire top floor and generous proportions throughout, the room provides ample space for a range of bedroom furniture and enjoys a bright and airy feel.

En Suite

Serving the principal bedroom, the en suite provides additional convenience and privacy, creating a comfortable and self-contained principal suite.

Rear Garden

The delightful south-facing rear garden enjoys a high degree of privacy and has been thoughtfully landscaped to create a wonderful outdoor space. Features include a cobbled stone pathway, well-maintained lawn, mature planted borders and a purpose-built garden shed. A paved terrace adjacent to the house provides an ideal setting for al fresco dining and entertaining.

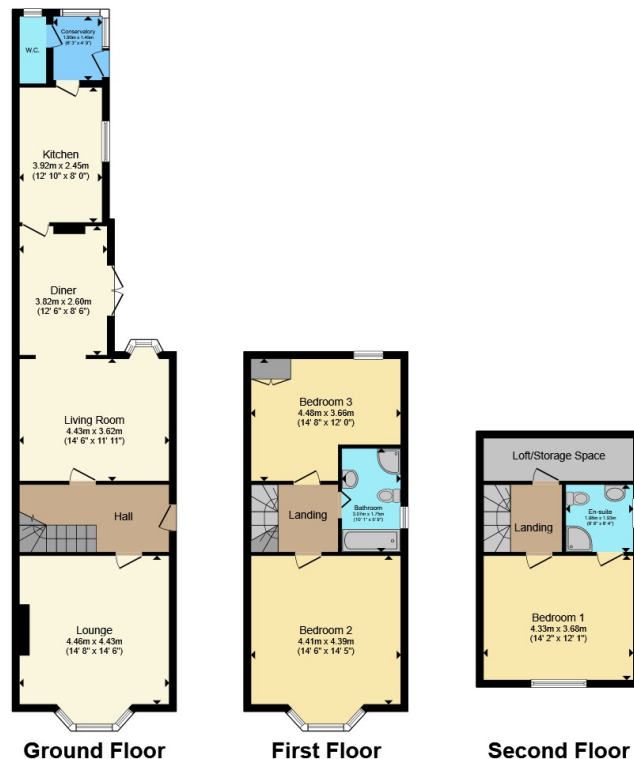
Loft/ Storage Space

Situated at the top of the stairwell and second floor landing leading to top floor bedroom is a very spacious and boarded loft space providing ample room for plenty of additional household storage space.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 149.9 m² (1,613 sq.ft.) approx

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Band: E

Tenure: Freehold

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