



Brooke Road, Kenilworth

Offers In The Region Of £435,000

- Three Bedroom Semi Detached House
- Open Porch/ Reception Hall & cloakroom W.C
- Living & Dining Room
- Three Bedrooms- Two Doubles
- Private Rear Garden Single Garage & Driveway Parking
- Popular Thorns/ Park Hill School Catchment With No Onward Chain
- Energy Rating D - 64
- Fitted Kitchen
- Three Piece Bathroom with Shower Over
- Warwick District Council Tax Band D

Brooke Road, Kenilworth, CV8 2BD

OPEN DAY SATURDAY 29TH JUNE 11-AM-1PM. PLEASE CALL FOR YOUR APPOINTMENT SLOT

This appealing semi-detached house is located in a cul-de-sac in Windy Arbour, within an excellent school catchment area and just a short walk from town center amenities and shops. The property features double glazing and gas central heating, and has been extended to provide attractive gardens at both the front and rear, as well as a side driveway for parking and a single garage.

The accommodation includes: an entrance hall, a lounge, a dining room, a fitted kitchen, a cloakroom with a WC, and a landing that offers access to a large roof space with potential for conversion. There are three good-sized bedrooms (two of which are doubles), a single bedroom, and a bathroom equipped with a shower.

The property is offered for sale with no onward chain and is available for immediate possession.



3



1



1



D - 64

Council Tax Band: D



Entrance

Recessed UPVC front door with double-glazed panel insets, quarry tiled step, and external lantern, leading into

Reception Hall

The hallway features a radiator and a staircase leading to the first floor. There is a convenient under-stairs cupboard that contains the electric isolation unit and electric meter. The area is adorned with coving, a ceiling light, a smoke alarm, and a temperature control clock for the central heating. Additionally, there is a dado rail and a double-glazed window on the side. A door leads to the

Cloakroom W.C

With a low-level WC, a wall-mounted wash hand basin, a radiator, dado rail, an original opaque glazed feature window at the front, and a ceiling light.

Living Room

Featuring a double glazed bow window at the front, this space includes coving, a ceiling light, and a radiator. There is a striking living flame effect electric fire with a matching marble composite inset, surround, mantle, and hearth, leading to

Dining Room

Sliding patio doors provide a view of the attractive rear garden, accompanied by a radiator, coving, ceiling light, and a door leading to

Fitted Kitchen

This kitchen is comprehensively fitted with a range of matching white high-gloss, handleless base and wall units, complemented by wood block effect rounded-edge work surfaces. It features a one-and-a-half-bowl white ceramic sink with a chrome mixer tap. The kitchen also offers space and plumbing for both a washing machine and a slim-line dishwasher, as well as space for an under-counter fridge freezer.

Included in the sale is a slot-in Belling double oven and grill with a halogen hob, alongside a Whirlpool extractor hood. Natural light comes from double-glazed windows on the side and rear, with a door leading to the garden. Additional features include ceramic tiling on the splashback and floor, a ceiling light, and a heated chrome towel rail.

First Floor Landing

The room features a double-glazed window and a matching white banister rail with spindles. There is a built-in airing cupboard with slatted shelving that houses the Baxi combination boiler, which provides hot water and central heating. Additionally, there is access to the roof space via a folding access trap and a loft ladder, leading to a large fully insulated roof area equipped with a fitted light.

Double Bedroom One

The room features a double-glazed window at the front, a radiator, a ceiling light, and a built-in single wardrobe.

Double Bedroom Two

Featuring a double-glazed window to the rear, a radiator, a ceiling light, and a built-in single wardrobe with open storage above.

Bedroom Three

Features a double-glazed bow window at the front, ceiling light, radiator, and an over-stairs bulkhead shelf.

Bathroom

The bathroom features a three-piece rose pink suite that includes a low-level toilet, a pedestal washbasin, and a panelled bath equipped with a central chrome mixer tap. There is a temperature-controlled shower over the bath, along with a fitted shower screen. The walls are adorned with ceramic tiling, and a heated chrome towel rail adds to the comfort. Additionally, there is an opaque double-glazed window at the rear.

Rear Garden

The property includes an appealing feature that is enclosed by perimeter fencing. It has a patio and pathway, with the majority of the area laid to lawn. Additional highlights include a wooden summer house, a greenhouse, and a raised garden pond with a rockery featuring a prominent pine tree. There is also side access through a wrought iron gate.

Garage

The building features twin metal doors at the front, along with power and lighting connections. There is also a glazed window at the rear.

Front

At the front of the property is an inset lawned foregarden with edging flower borders, a tarmacked driveway with parking for three to four cars leading to the side-adjointed garage.

Tenure

The property is Freehold.

Services

All mains services are connected;
Mobile coverage

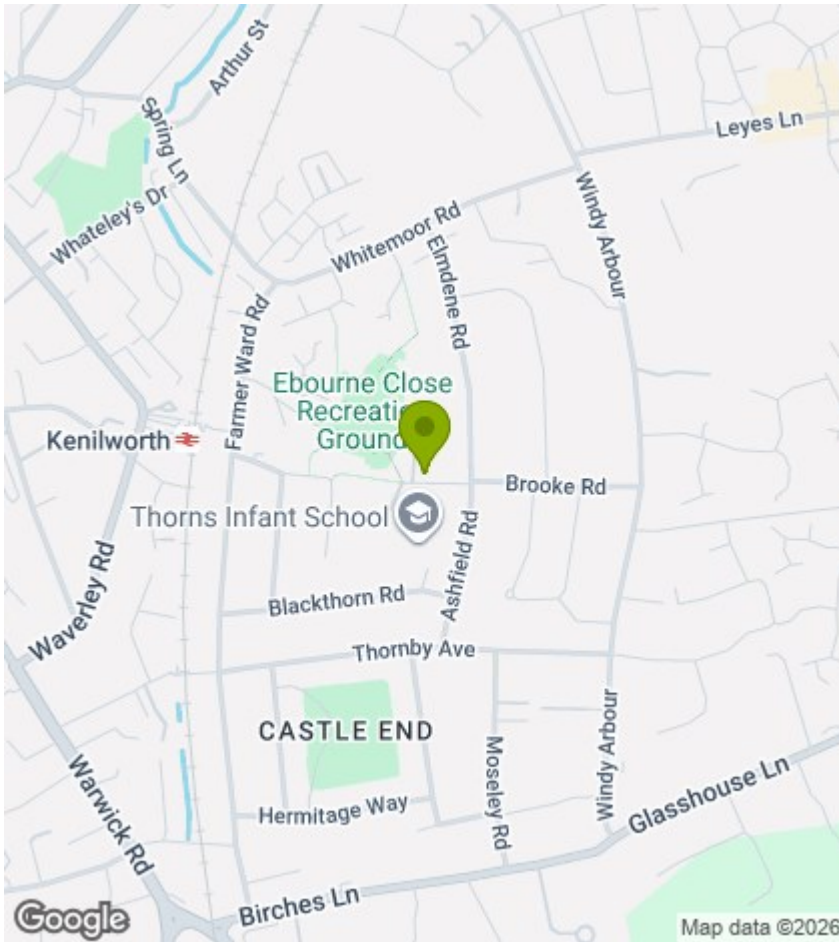
EE
Vodafone
Three
O2
Broadband

Basic
8 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

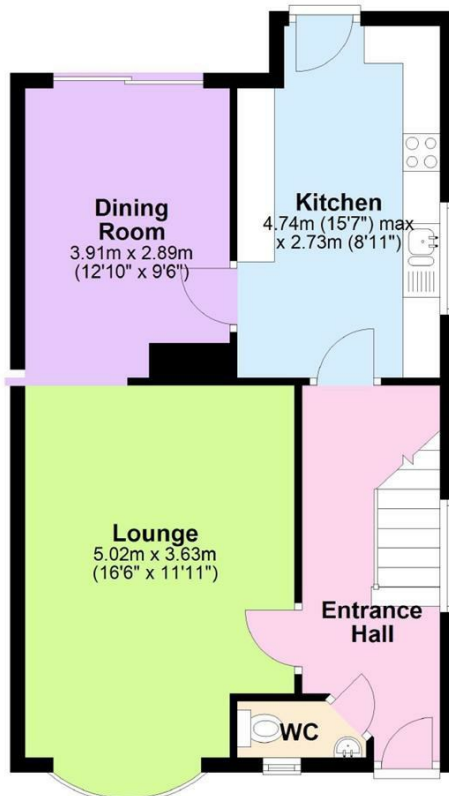
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

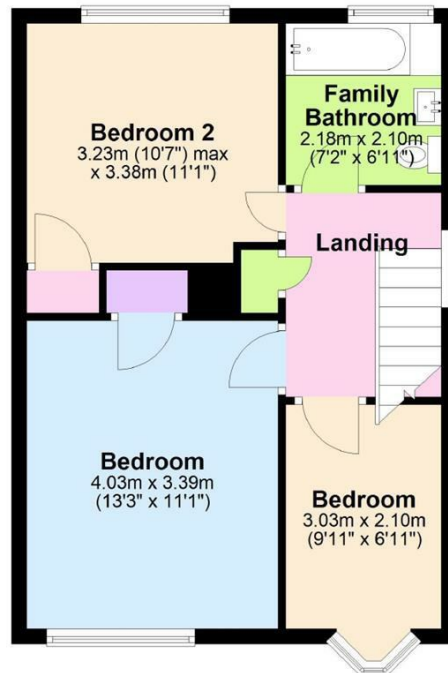
Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 98.1 sq. metres (1055.6 sq. feet)