



## Westonbirt Close, Kenilworth

Asking Price £189,950

- One Bedroom House with No Onward Chain
- Open Porch & Reception Hall
- Living Room
- Double Bedroom
- Garden & Driveway Parking
- Popular Knights Meadow Estate
- Energy Rating D - 60
- Fitted Kitchen
- Bathroom with Shower
- Warwick District Council Tax Band B

# Westonbirt Close, Kenilworth, CV8 2PL

Here is an opportunity to purchase a freehold one-bedroom mews house situated on a corner position in the popular Knights Meadow estate, which is located in a quiet residential area. The property features double glazing and night storage heating, and it comprises a hallway, lounge, fitted kitchen, one bedroom, and a bathroom.

Outside, there is a driveway and hard-standing area. Offered with no onward chain, this property would make an ideal first-time buy or investment.



Council Tax Band: B



### Approach

Over a concrete pathway with low level timber and brick store, outside lantern and hardwood panelled and central glazed door into the

### Enclosed Porch

With ceiling light, coat hooks, 17th edition electric isolation unit, panelled and opaque glazed internal door into the

### Living/Dining Room

With a front window, an open-plan staircase leads to the first floor. It features a night storage heater, a door into the kitchen, a ceiling light, and a telephone point.

### Fitted Kitchen

The kitchen is equipped with a variety of oak units on both the walls and base. The base units feature a contrasting roll-top work surface with an inset stainless steel sink. There is space for a slimline dishwasher and plumbing available for an automatic washing machine. Additionally, it includes a built-in electric oven with a halogen hob and a brushed steel extractor canopy above. The kitchen has tiled splashbacks, a larder cupboard, and space for an upright fridge freezer. The flooring is vinyl, and there is a ceiling light as well as a double-glazed window at the front.

### First Floor Landing

With a ceiling light and smoke alarm, there is a useful large walk-in airing/storage cupboard that houses the lagged copper cylinder and immersion heater, along with slatted shelving. There is also access to the insulated loft space.

### Double Bedroom

Double-glazed window at the front, night storage heater, and a large built-in walk-in wardrobe with a hanging rail and a range of shelves.

### Bathroom

Panelled bath with electric shower overhead, pedestal wash hand basin, and a close coupled WC. Tiling to splashbacks, double glazed window to the rear, contrasting black ceramic tiles on the floor, ceiling light, shower curtain and rail, and a wall-mounted mirror.

### Outside

There is an open-plan lawn directly to the front of the property.

### Driveway with Hardstanding

There is a driveway offering parking and double gates through to a concrete hardstanding.

### Rear Garden

Mainly laid to lawn with fenced and shrub borders.

### Tenure

The property is freehold.

### Services

All mains services are connected;  
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

71 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

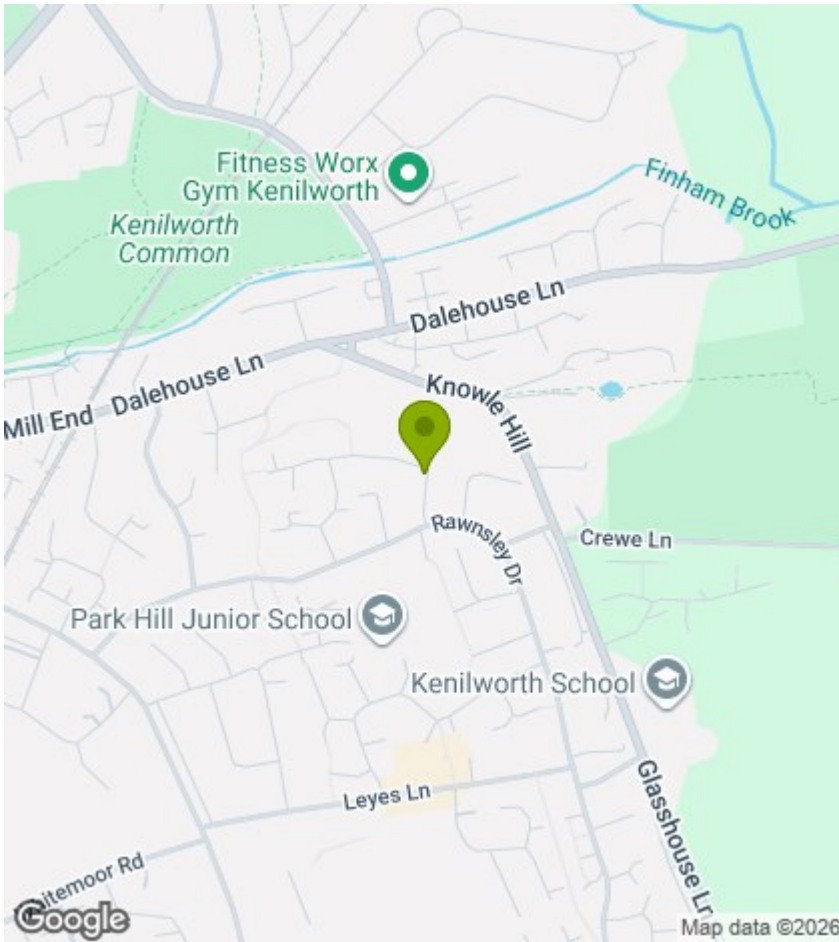
BT

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.

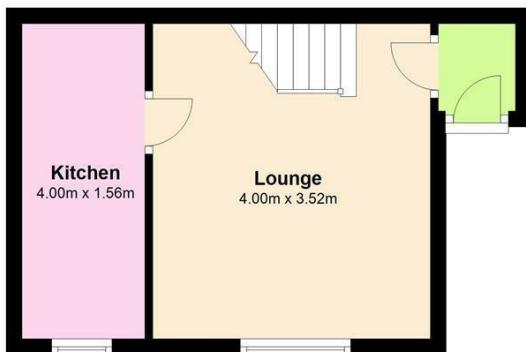
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	

### Ground Floor

Approx. 21.9 sq. metres



### First Floor

Approx. 20.7 sq. metres



Total area: approx. 42.6 sq. metres