



9 Sunshine Close | Kenilworth | CV8 1FJ

A very spacious and well planned semi detached bungalow immediately available with 'No Chain' involved. This lovely property is well presented, provides two generous double bedrooms, a modern shower room and a large living room in addition is a bright kitchen/diner and attractive gardens, the rear enjoying a high degree of privacy. Outside is ample driveway parking and the garage with roller door.

£480,000

- No Chain Involved
- Two Double Bedrooms
- Spacious, Well Planned Living
- Sought After Location



Property Description

DOOR TO:

ENTRANCE HALL

With radiator, side storage area, built in storage cupboard and central heating programmer. Access to roof storage space.

KITCHEN

11' 9" x 10' 0" (3.58m x 3.05m)

Having a range of modern cupboard and drawer units with matching wall cupboards, contrasting worktops to two sides and space for dining table and chairs. Inset half bowl sink unit with space and plumbing under for a washing machine. Four ring electric hob having a stainless steel extractor hood over and electric double oven under. Further storage cupboard with fitted shelving. Door to rear lobby with further door to rear garden, door to brick built store and door to garage.

LOUNGE/ DINER

22' 7" x 12' 2" (6.88m x 3.71m)

A spacious light and airy room with French double doors providing access to rear garden. Two radiators and original marble fireplace with tiled hearth.

BEDROOM ONE

12' 1" x 13' 7" (3.68m x 4.14m)

A generous size bedroom with radiator, built in wardrobes and nice view to the front.

BEDROOM TWO

12' 4" x 12' 0" (3.76m x 3.66m)

Having dual aspect corner windows, radiator and built in wardrobes.

BATHROOM

A modern re-fitted shower room with large corner shower enclosure having Triton electric shower and glazed screen doors. Vanity wash basin unit with double cupboard under, storage area to the side and concealed cistern w.c. Chrome heated towel rail and complementary tiling.

OUTSIDE

GARAGE

16' 3" x 8' 0" (4.95m x 2.44m)

Having roller door, light, power and wall mounted Worcester gas boiler.

GARDEN

The rear garden has an area of lawn with shrubbery borders and a further patio seating area. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

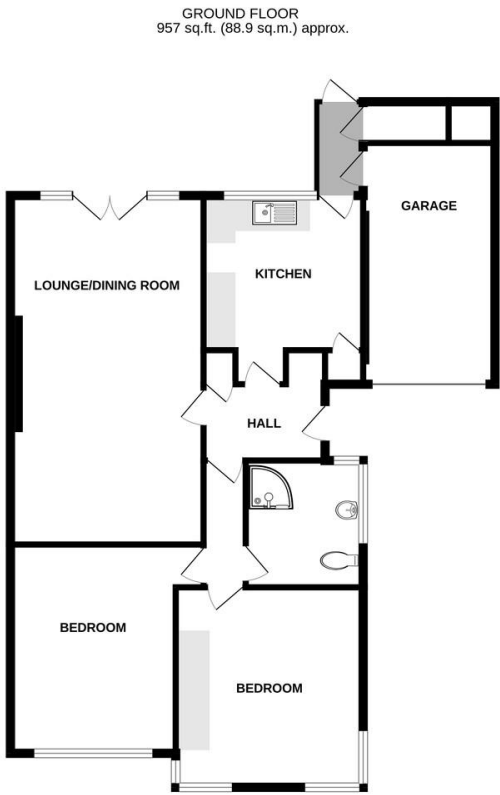
Strictly by appointment

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9 SUNSHINE CLOSE, CV8 1FJ
TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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