

Atkinson Stilgoe

Albion Street
Kenilworth

Albion Street
Kenilworth CV8 2FW

for sale
£385,000







Property Description

Positioned on an elevated plot on the sought-after Albion Street, this beautifully presented double-fronted end-terrace home has been modernised and extended to create an excellent family home, just a short walk from Kenilworth town centre, Abbey Fields and local amenities.

The heart of the property is the impressive open-plan living space, where the lounge flows into a stylish extended kitchen/dining area, creating a bright and sociable hub for family life and entertaining. The contemporary kitchen features integrated appliances, generous worktop space, and with bi-fold doors opening onto the rear garden.

A separate double-aspect reception room provides a versatile additional living space, ideal as a snug, playroom, home office or formal lounge.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, plus a modern family bathroom.

Outside, the property benefits from front and rear gardens, with the enclosed rear garden featuring a decked entertaining area, lawn and gated side access.

Ideally located close to highly regarded schools, transport links and Kenilworth's excellent amenities, this is a superb home for families and professionals alike.

Approach

The property is approached via a contemporary timber-framed entrance porch with steps leading to the front door. Occupying an elevated position on the ever-popular Albion Street, the home enjoys an attractive outlook over the surrounding area while offering a warm and welcoming first impression.

Living Room

A beautifully presented double-aspect living room flooded with natural light from windows to both the front and rear of the property. This generous reception room provides an inviting and versatile space for everyday family life, relaxing with friends or entertaining guests. Finished with attractive contemporary laminate flooring, feature gas fire and creating a wonderful sense of space.

Open Plan Kitchen/ Dining Room

Undoubtedly the heart of the home, this stunning extended kitchen and dining space has been designed with modern family living in mind. The bright, open-plan layout offers excellent space for cooking, dining and entertaining, with large windows overlooking the private rear garden and allowing natural light to flood the room.

The contemporary fitted kitchen provides an excellent range of wall and base units, generous work surfaces, integrated appliances making it equally suited to busy family life and hosting guests. There is ample room for a large dining table and additional lounge area, creating a fantastic social hub where family and friends can gather together. A rear bifold provides direct access to the garden, extending the entertaining space outdoors during the warmer months.

Cloakroom

Conveniently located off the second lounge area the modern downstairs cloakroom is fitted with a WC and wash hand basin, providing a practical addition for everyday family living and visiting guests.

Main Bedroom

A spacious and beautifully presented principal bedroom benefiting from a dual aspect, creating a bright and airy atmosphere throughout the day. Offering contemporary fitted wardrobes this peaceful room provides an ideal retreat at the end of the day.

Bedroom 2

A generous double bedroom overlooking the front garden, offering excellent proportions and flexibility. Ideal as a guest bedroom, children's room or additional principal bedroom, with plenty of space for wardrobes and bedroom furniture.

Bedroom 3

A versatile third bedroom, perfectly suited as a child's bedroom, nursery, dressing room or home office, making it ideal for modern lifestyles and those working from home.

Main Bathroom

A stylish and well-appointed family bathroom fitted with a contemporary white three-piece suite comprising a bath with shower over, WC and wash hand basin. Finished to a modern standard, the bathroom provides a practical yet relaxing space for everyday family

Rear Garden

The enclosed rear garden has been thoughtfully designed to create an enjoyable outdoor space for both families and entertaining. A substantial decked seating area provides the perfect spot for al fresco dining, summer barbecues or relaxing with friends, while the lawn offers plenty of space for children to play. Established borders add colour and interest throughout the seasons, and gated side access provides additional practicality

Location

Situated on the highly sought-after Albion Street, this attractive home enjoys an enviable position within easy walking distance of Kenilworth town centre, with its excellent range of independent shops, cafés, restaurants and everyday amenities. The beautiful Abbey Fields, with its historic parkland, open green spaces and leisure facilities, is just a short stroll away, making this an ideal location for families, professionals and those who enjoy an active outdoor lifestyle. The property is also well placed for highly regarded local schools and excellent transport links, making it perfectly positioned for commuting and day-to-day convenience

Buyers Aml Fee

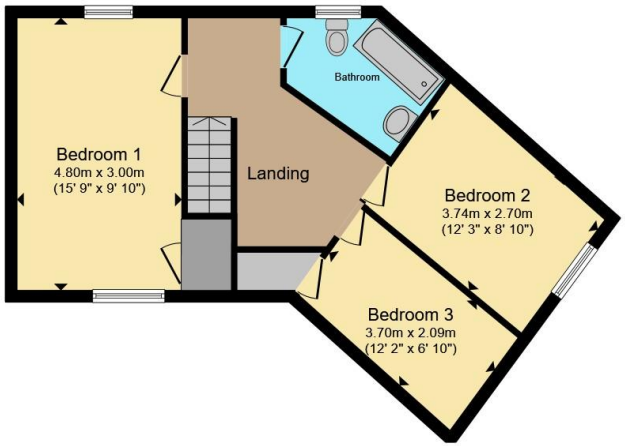
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor





Total floor area 118.1 m² (1,271 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Atkinson Stilgoe

To view this property please contact Atkinson Stilgoe on

T 01926 857 461
E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
KENILWORTH CV8 1HN

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305551

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.