BOOTHROYD
& Company









Westonbirt Close, Kenilworth

£360,000

- Semi Detached Bungalow
- Fitted Shower Room
- Detached Brick Garage
- Energy Efficient Property
- Front & Rear Gardens
- Two Bedrooms
- EPC Rating B
- Driveway Offering Hardstanding
- Double Glazed and Gas Central Heated
- Warwick Country Council Band - C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk

Westonbirt Close, Kenilworth, CV8 2PL

A well positioned and sought after semi-detached bungalow with full gas fired central heating, PVCu double glazing, driveway to a single brick built detached garage and offering well maintained accommodation comprising: covered porch, reception hall with storage cupboard, fitted kitchen, spacious living room, inner hall, two good bedrooms and bathroom with shower. Situated in a popular residential position with southerly rear aspect and attractive rear garden, this delightful bungalow offers neat accommodation within walking of convenience stores in Leyes Lane, local bus services to the Town Centre with its full range of facilities and amenities. The property has outright ownership of the solar panels which produces a current tariff income furthermore the B rating on the Energy Performance Certificate indicates the property is cost efficient to run. This property is available with No Chain.

2 1 1 B - 88 Council Tax Band: C







ENTRANCE
Side canopy porch with panelled front door to

RECEPTION HALL
With built-in cupboard housing the wall mounted combination gas fired central heating boiler, fuse box and useful storage space, neutral carpeting and door to

SITTING ROOM
4.83 x 3.18 (15'10" x 10'5")
With matching carpeting, window to front with wooden slat blinds, three branch ceiling light fitting, t.v. aerial point and arch way to

FITTED KITCHEN
3.05 x 1.83 (10'0" x 6'0")
With shaker style base and wall units, quality work surfaces with inset one and a half bowl single drainer stainless steel sink unit, integrated appliances comprising four ring brushed steel gas hob with single fan oven and grill beneath and illuminated brushed steel cooker filter above, fitted washing machine, fridge and freezer, drawers, pan drawers, ceramic tiled splash backs, wood effect vinyl flooring, double glazed window to front

INNER HALLWAY
All doors off to

BEDROOM 1
4.04 x 2.79 (13'3" x 9'2")
With matching carpeting, wood slat blinds and double door wardrobe, matching chest of drawers and two twin bedside cabinets

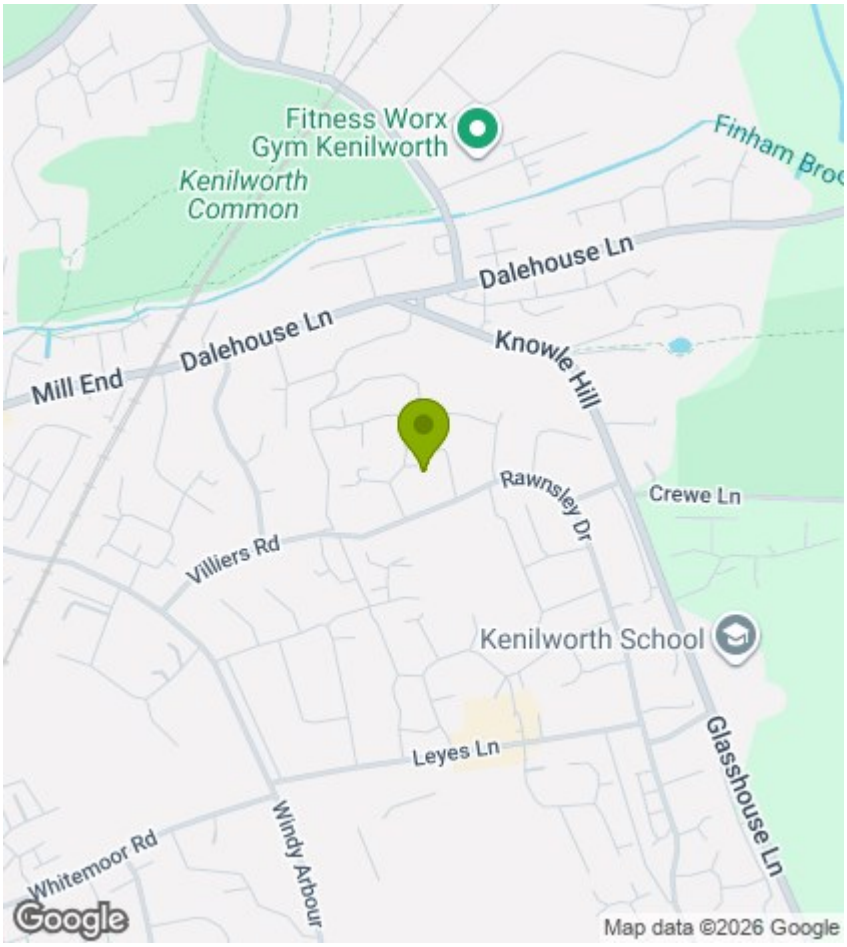
BEDROOM 2
2.92 x 2.18 (9'7" x 7'2")
With double glazed window to the rear and a radiator.

SHOWER ROOM
1.88 x 1.78 (6'2" x 5'10")
With walk-in fully tiled double shower cubicle with mains fed shower, glazed sliding shower doors, pedestal wash hand basin, low level w.c. ceramic tiling to walls, vertical towel rail/radiator, extractor fan, light fittings and floor covering

OUTSIDE
To the front of the property is an attractive lawned fore garden, side driveway with ample car parking space which provides direct vehicular access to the

DETACHED GARAGE
With metal up and over door to front, side part glazed personal door to garden, rear window, light and power connected and with useful wall storage unit and eaves storage

REAR GARDEN
With a southerly aspect and with a rear paved patio, concrete paths, central lawn with surrounding flower beds and borders, space to rear of garden and being attractively laid out and well maintained

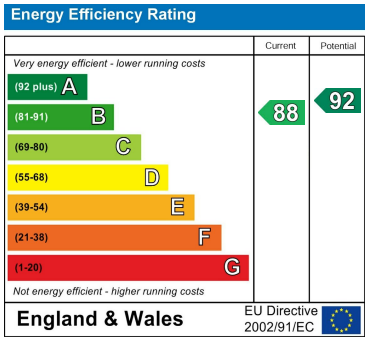


Viewings

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

EPC Rating:

B





Total area: approx. 46.0 sq. metres

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