





Property Description

This well-presented and generously proportioned 4-bedroom semi-detached family home offers a perfect blend of comfort, versatility, and outdoor space - ideal for growing families or those needing flexible living arrangements.

The property boasts four good-sized bedrooms, including a main bedroom with en-suite, and a family bathroom serving the remaining rooms. Downstairs, you'll find a separate kitchen, a dining room that opens into a spacious living room, and an additional reception room, perfect as a playroom, home office, or guest lounge.

A particular highlight is the boarded and fitted loft space with a Velux window - an excellent candidate for full conversion or ideal as a quiet home office or study.

Outside, the home continues to impress with a large south-facing rear garden, offering plenty of room for entertaining, play, or relaxing in the sun. The front of the property benefits from driveway parking for several cars and access to a multi-purpose, spacious garage. Additional features include a downstairs storage cupboard and practical layout throughout.

Set in the heart of Kenilworth, close to local schools, shops and town centre this is the perfect home for families looking to settle into the local area. Early viewing is highly recommended to fully appreciate the space and flexibility this wonderful family home has to offer.

Entrance Hall

Cloak Room

Lounge

11' 8" x 11' 6" (3.56m x 3.51m)
Spacious living room overlooking front aspect

opening to dining room with double glazing and GCH

Dining Room

9' 9" x 9' 9" (2.97m x 2.97m)
Spacious dining room opening to living area and off separate kitchen

Reception Room 3

12' x 9' 9" (3.66m x 2.97m)
Excellent as an additional guest bedroom or children play room/ office overlooking rear garden

Kitchen

17' 11" x 8' 6" (5.46m x 2.59m)
SEparate kitchen with applicanes and potential for development into dining room for open plan

Bed Room 1

16' 7" x 11' 11" (5.05m x 3.63m)
Large main bedroom with en suite overlooking front aspect of property with double glazing and GCH

Bed Room 2

11' 5" x 11' 2" (3.48m x 3.40m)
Spacious bedroom with double glazing and GCH

Bed Room 3

11' 4" x 11' 3" (3.45m x 3.43m)
Good sized bedroom with double glazing and GCH

Bed Room 4

7' 11" x 6' 9" (2.41m x 2.06m)
Smaller room, ideal as childs room/ study or office overlooking front aspect of property with double glazing and GCH

Bathroom

6' 9" x 6' 2" (2.06m x 1.88m)
Family bathroom with bath, shower, w/c and wash basin overlooking rear

aspect.

Loft

18' 4" x 9' 9" (5.59m x 2.97m)
Boarded and fitted across the entire loft space including velux window and opportunity to fully extend to additional rooms

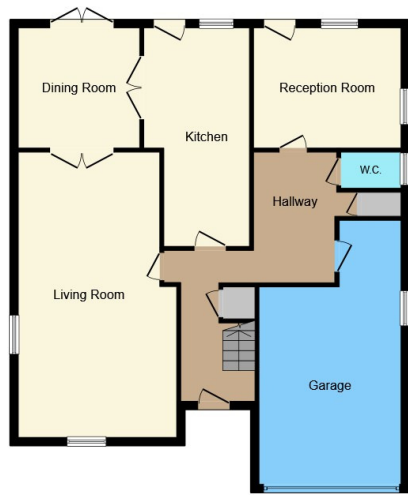
Rear Garden

Privately enclosed south facing garden with patio and lawn, including side access

Garage

Spacious multi purpose garage used as garage storage space for cars and general day to day items in addition to be usable as a reception/ guest room or alternatively work or study space.

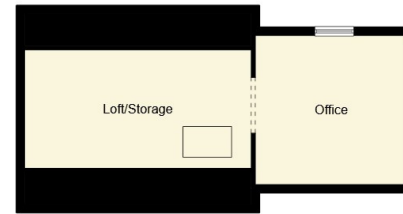




Ground Floor



First Floor



Second Floor



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.focalagent.com

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: D Council Tax
 Band: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305318



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KEN305318 - 0005