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Villiers Road, Kenilworth

Offers Over £450,000

- Three Bedroom Detached House
- Enclosed Porch, Reception Hall & Cloakroom W.C
- Kitchen To Front
- Conservatory
- Attractive Rear Garden, Garage & Utility/Store Area
- No Onward Chain
- Energy Rating D - 66
- Living/Dining Room To Rear
- Three Good Bedrooms & Family Bathroom
- Warwick District Council Tax Band E

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Villiers Road, Kenilworth, CV8 2JB

A three-bedroom detached house in a popular location is being offered for sale with no onward chain and features an attractive rear garden. The property includes an enclosed porch, a reception hall, and a cloakroom with a WC. The fitted kitchen is located at the front, while the spacious living and dining room is situated at the rear, leading to a conservatory.
On the first floor, there are three bedrooms and a bathroom. Outside, there is a lovely rear garden, as well as a garage and utility area at the back. At the front, a tarmac driveway provides parking space for two cars.

3 1 2 D - 66 Council Tax Band: E







Approach
Over a tarmacaden and block-edged driveway to a

Enclosed Porch
A fully enclosed double-glazed porch with hardwood leaded and glazed full-height windows and matching door, featuring a ceramic tiled floor and courtesy wall light. A hardwood panelled door leads into the

Reception Hall
With a ceiling light featuring a central rose, radiator, dado rail, coving, smoke alarm, telephone point, and dog leg stairs leading to the first floor, along with a door to the

Cloakroom W.C
White suite with low-level W.C., corner wash hand basin, ceramic tiled splashbacks, opaque wooden double-glazed window to the side, coat hooks, and modern stop cock.

Kitchen
The kitchen features a leaded, wooden-framed, double-glazed window at the front. It is comprehensively fitted with a range of matching dark oak effect base and wall units, including a glazed display cabinet. The marble effect work surfaces have a rounded edge and include a single-drainer stainless steel sink with a chrome mixer tap.
Included in the sale are a slot-in Zanussi double oven and grill, a halogen hob, and a concealed illuminated extractor hood, along with a Bosch freestanding washing machine. The kitchen also has a low-level breakfast bar with a stool, an integrated under-counter fridge, and cushioned flooring.
Additional features include ceiling downlighters, imitation ceiling beams, a hardwood opaque glazed side door, space for a large upright freezer, and a radiator.

Through Living Dining Room
Living room featuring a ceiling light with a central rose, coving, and a living flame effect coal gas fire with a marble composite inset and hearth, complete with a wooden mantle and surround. The room also includes a radiator and an archway leading to the next area.

Dining Room
With a radiator, a ceiling light featuring a central rose, coving, and sliding hybrid wooden patio doors leading into the

Conservatory
Low-level brick dwarf walls surround matching wooden-framed, double-glazed windows with French doors leading onto the patio. The space features a pitched polycarbonate roof, a radiator, and a range of power points.

First Floor Landing
A dog-leg staircase leads to the first floor, featuring a matching wooden bannister rail and spindles. There is a dado rail and a double-glazed bow window offering views down Finham Road at the front. The staircase provides access to an insulated and partially boarded loft space with a retractable ladder.

Double Bedroom One
The room features a leaded, wooden-framed double-glazed window, a radiator, and a ceiling light. It includes a range of matching built-in bedroom furniture, which consists of four double wardrobes with hanging space and shelving, as well as a matching cupboard above. There is also over-bed storage, a vanity table with drawers on either side, and a fitted mirror with shelving.

Double Bedroom Two
With a double-glazed window to the rear, there is a radiator, ceiling light, built-in wardrobes with matching mirrored doors, and a built-in desk with drawers on either side and shelves above.

Bedroom Three
There is a leaded wooden-framed double-glazed window at the front, along with a ceiling light, radiator, and built-in matching double wardrobes featuring cupboards above. Additionally, there is a matching chest of drawers with shelving.

Bathroom
The bathroom features a three-piece Twyfords white suite, which includes a low-level WC and a pedestal wash hand basin. It also has a wooden-panelled bath equipped with a Triton T80 electric shower and a shower curtain rail. The walls are ceramic-tiled, and there is a radiator, an extractor fan, and an opaque leaded double-glazed window at the front.

Side Covered Lean To
Featuring a polycarbonate roof, a secure wooden gate at the front, and a security light, which leads to the rear garden.

Rear Garden
This garden is a beautiful feature, showcasing a variety of mature shrubs and plants. It is fully enclosed by perimeter fencing, with well-planted borders. The garden also includes a timber shed, a pathway, and a fully width patio.

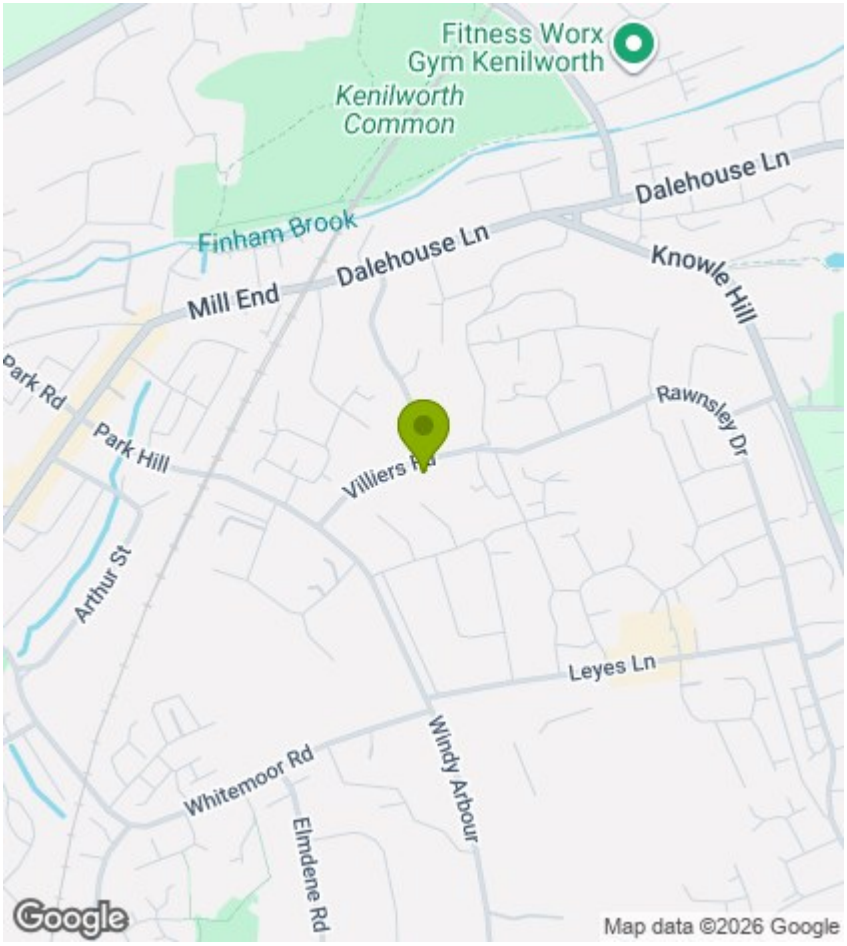
Store/Utility Room
Located to the rear of the garage with space and plumbing for a washing machine and tumble dryer, fitted shelving, wall mounted Vaillant eco fit pure combination boiler servicing the hot water and central heating.

Single Garage
With two steps down from lobby, metal up and over door to front, wall mounted electric and smart gas meter with electric fuses.

Tenure
The property is freehold

Services
All mains services are connected

Fixtures And Fittings

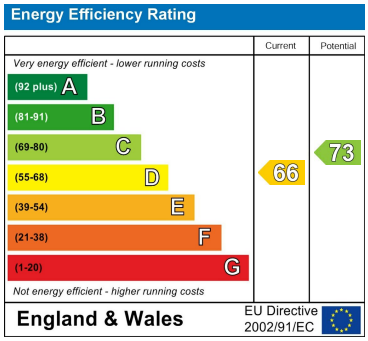


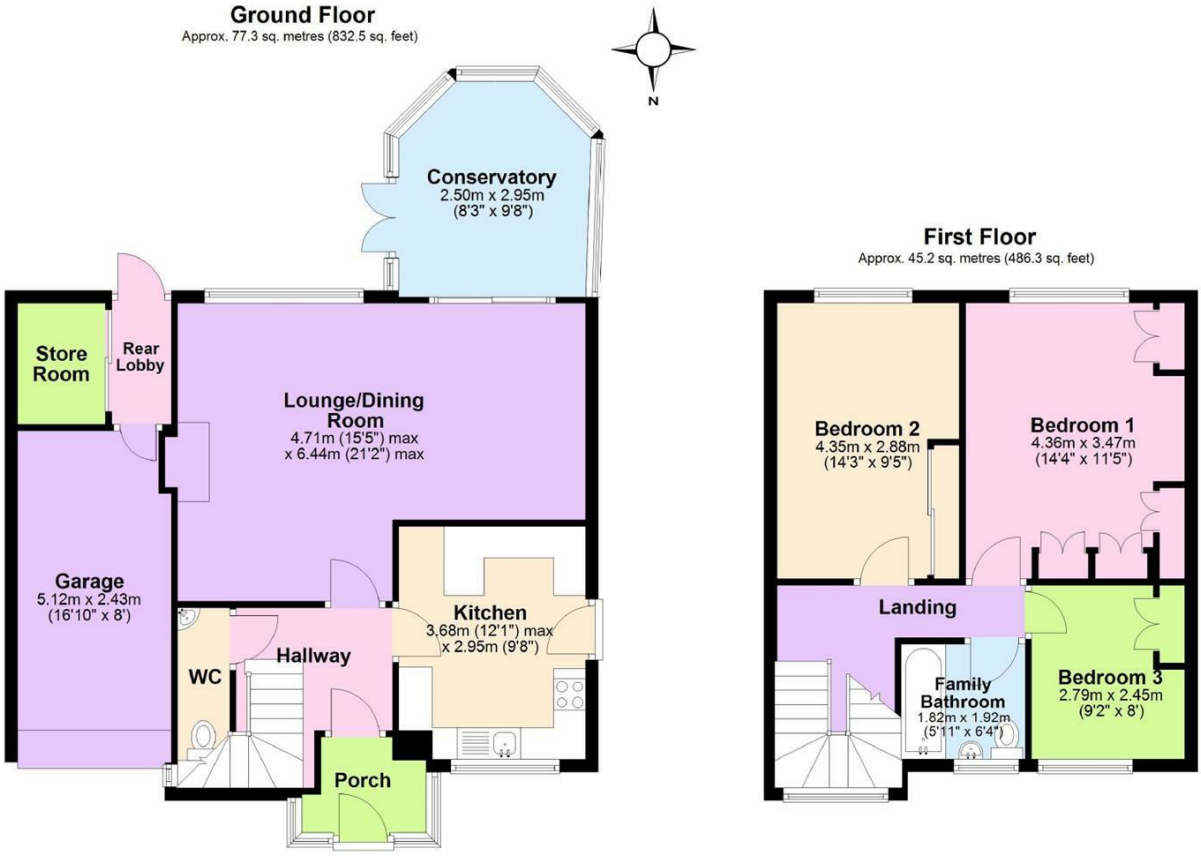
Viewings

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

EPC Rating:

D





Total area: approx. 122.5 sq. metres (1318.8 sq. feet)

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