





Property Description

Situated in the sought-after area of Kenilworth, this beautifully presented three-bedroom semi-detached home on Farmer Ward Road offers a perfect blend of comfort, practicality, and stylish living.

Upon arrival, you'll find convenient driveway parking and a private garage, providing ample space for vehicles and storage. Step inside to a spacious open-plan kitchen that flows seamlessly into a bright and airy conservatory/summer room-an ideal space for family gatherings or relaxing with views of the garden. Upstairs, the property features three well-proportioned bedrooms, including a generous main bedroom with en suite shower room, alongside a modern family bathroom.

Outside, the landscaped rear garden is a standout feature, designed for both relaxation and functionality. It includes a purpose-built wooden gazebo, perfect for outdoor dining or entertaining, and two separate garden offices, ideal for remote working or hobby spaces.

This thoughtfully extended and upgraded home is perfectly suited to families and professionals alike, offering both versatile living space and a desirable location within easy reach of Kenilworth's local amenities, schools, and transport links.

Living Room

18' 3" x 12' (5.56m x 3.66m)

Separate living area overlooking front aspect with double glazing and gas central heating

Kitchen (total Length/ Width)

Irregular Shaped Room 15' 4" x 18' 6" (4.67m x 5.64m)

open plan including dining area with fitted appliances leading onto conservatory

Conservatory

9' 9" x 9' 4" (2.97m x 2.84m)

Open Plan to kitchen with electric effect wood burning feature overlooking rear garden

Bedroom 1

11' x 9' 2" (3.35m x 2.79m)

Spacious bedroom overlooking rear aspect with double glazing and GCH

En Suite

6' 5" x 2' 5" (1.96m x 0.74m)

With shower and wash basin

Bedroom 2

12' 8" x 11' 4" (3.86m x 3.45m)

Double bedroom overlooking front aspect with double glazing and GCH.

Bedroom 3

9' 2" x 9' 1" (2.79m x 2.77m)

Good sized room ideal as bedroom or office/ study space with double glazing and GCH.

Bathroom

6' x 6' 4" (1.83m x 1.93m)

White suite with shower cubicle, WC wash basin and heated towel rail, overlooking rear aspect.

Rear Garden

Southwest facing with patio to front from back door including modern purpose-built gazebo, additional brick-built storage units and two purpose built wooden offices in addition to small water feature.





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

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EPC Rating: D Council Tax
 Band: D

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Tenure: Freehold



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Property Ref: KEN305279 - 0004