



37 Farmer Ward Road | Kenilworth | CV8 2DJ

A traditional three bedroomed, extended semi detached having been in the same family for over 50 years and being on the market for the first time. The property provides three bedrooms with a modern shower room, on the ground floor is a lounge and extended dining room/family room along with the good size kitchen a utility and a cloakroom. Outside is the sunny south west facing rear garden that provides low maintenance and a high degree of privacy.

£410,000

- Extended 1960's Semi Detached House
- Three Bedrooms
- Ample Parking & Garage
- Scope For Modernisation



Property Description

DOOR TO:

ENTRANCE HALL

Having inset matwell, understairs storage recess, radiator and dado rail.

CLOAKROOM

With w.c, wall hanging basin and radiator.

LOUNGE

16' 5" x 11' 9" (5m x 3.58m)

Having bay window, two radiators and feature fireplace. Three wall light points. Double doors leading to:

EXTENDED DINING/FAMILY ROOM

22' 8" x 10' 3" (6.91m x 3.12m)

With two radiators, five wall light points, dado rail and patio doors to rear garden.

KITCHEN

16' 0" x 8' 2" (4.88m x 2.49m)

Having an extensive range of cupboard and drawer units with matching wall cupboards. Single drainer sink unit, slimline dishwasher, space for tall fridge/freezer and space for under counter appliances. Breakfast bar, four ring electric hob with extractor hood over, wall mounted electric oven and built in microwave also having storage cupboards above and below. Double door to pantry. Door to:

UTILITY ROOM

7' 3" x 6' 5" (2.21m x 1.96m)

With space and plumbing for a washing machine, space for a tumble dryer and round edged worksurface over. Door to garden and personal side entrance door.

FIRST FLOOR LANDING

Having built in storage cupboard with radiator and fitted shelving. From the landing is access to the roof storage space where the gas boiler is located.

BEDROOM ONE

12' 9" x 11' 4" (3.89m x 3.45m)

With radiator and triple wardrobe having sliding doors.

BEDROOM TWO

11' 2" x 10' 1" (3.4m x 3.07m)

With radiator and double wardrobe. Rear garden views.

BEDROOM THREE

10' 0" x 6' 9" (3.05m x 2.06m)

With radiator and storage cupboard.

BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m)

With corner shower, w.c and pedestal wash hand basin, heated towel rail and fully tiled walls.

OUTSIDE:

FRONT GARDEN

The front garden has block paving to provide further parking in addition to the driveway at the side.

There are also stone chippings a dwarf retaining wall with wrought iron railings and mature shrubs to the side.

SINGLE GARAGE

With up and over door.

REAR GARDEN

A mature rear garden having a sunny south west facing aspect and providing low maintenance with 'astro lawn', fixed sun canopy to provide shade over the seating area and a step that leads to the further garden area with stone chippings, circular patio and pond. Many well established shrubs provide screening.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

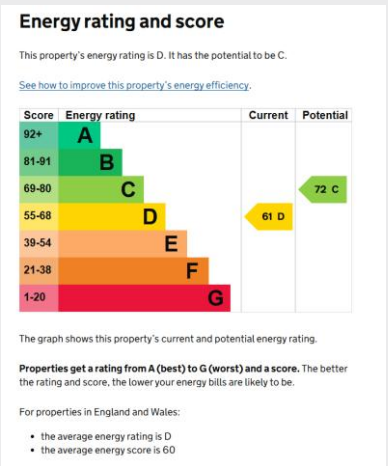
Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements