



Westonbirt Close, Kenilworth

Asking Price £189,950

- One Bedroom House with No Onward Chain
- Open Porch & Reception Hall
- Living Room
- Double Bedroom
- Garden & Driveway Parking
- Popular Knights Meadow Estate
- Energy Rating D - 60
- Fitted Kitchen
- Bathroom with Shower
- Warwick District Council Tax Band B

Westonbirt Close, Kenilworth, CV8 2PL

Here is an opportunity to purchase a freehold one-bedroom mews house situated on a corner position in the popular Knights Meadow estate, which is located in a quiet residential area. The property features double glazing and night storage heating, and it comprises a hallway, lounge, fitted kitchen, one bedroom, and a bathroom.

Outside, there is a driveway and hard-standing area. Offered with no onward chain, this property would make an ideal first-time buy or investment.



Council Tax Band: B



Approach

Over a concrete pathway with low level timber and brick store, outside lantern and hardwood panelled and central glazed door into the

Enclosed Porch

With ceiling light, coat hooks, 17th edition electric isolation unit, panelled and opaque glazed internal door into the

Living/Dining Room

With a front window, an open-plan staircase leads to the first floor. It features a night storage heater, a door into the kitchen, a ceiling light, and a telephone point.

Fitted Kitchen

The kitchen is equipped with a variety of oak units on both the walls and base. The base units feature a contrasting roll-top work surface with an inset stainless steel sink. There is space for a slimline dishwasher and plumbing available for an automatic washing machine. Additionally, it includes a built-in electric oven with a halogen hob and a brushed steel extractor canopy above. The kitchen has tiled splashbacks, a larder cupboard, and space for an upright fridge freezer. The flooring is vinyl, and there is a ceiling light as well as a double-glazed window at the front.

First Floor Landing

With a ceiling light and smoke alarm, there is a useful large walk-in airing/storage cupboard that houses the lagged copper cylinder and immersion heater, along with slatted shelving. There is also access to the insulated loft space.

Double Bedroom

Double-glazed window at the front, night storage heater, and a large built-in walk-in wardrobe with a hanging rail and a range of shelves.

Bathroom

Panelled bath with electric shower overhead, pedestal wash hand basin, and a close coupled WC. Tiling to splashbacks, double glazed window to the rear, contrasting black ceramic tiles on the floor, ceiling light, shower curtain and rail, and a wall-mounted mirror.

Outside

There is an open-plan lawn directly to the front of the property.

Driveway with Hardstanding

There is a driveway offering parking and double gates through to a concrete hardstanding.

Rear Garden

Mainly laid to lawn with fenced and shrub borders.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

71 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

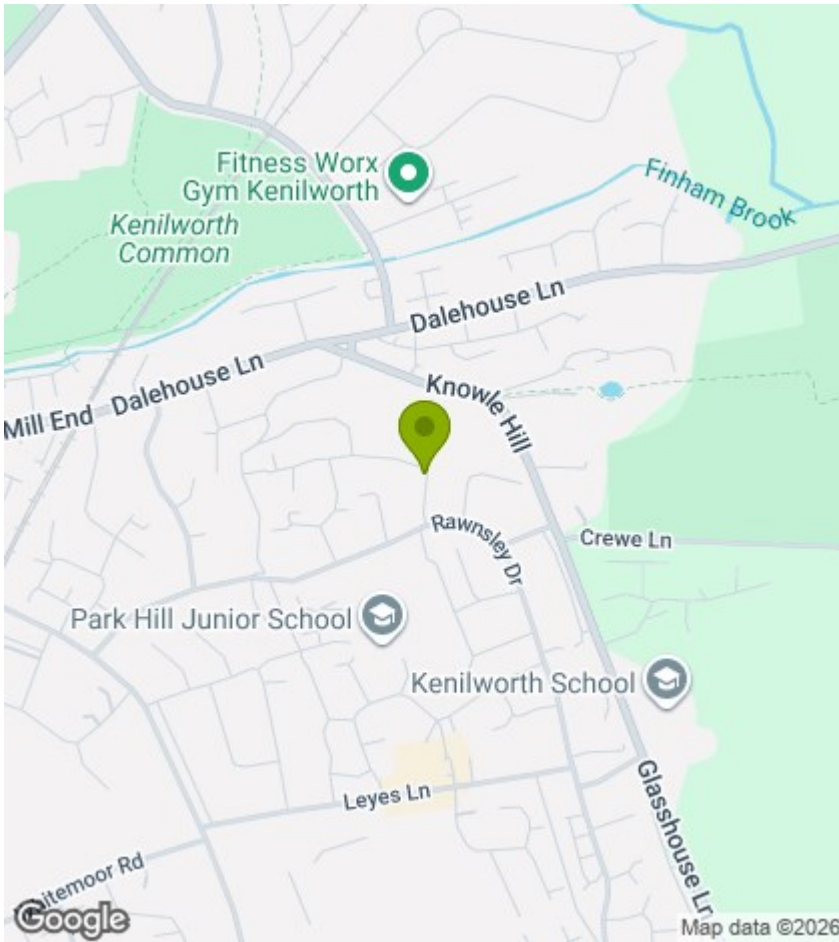
BT

Sky

Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

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

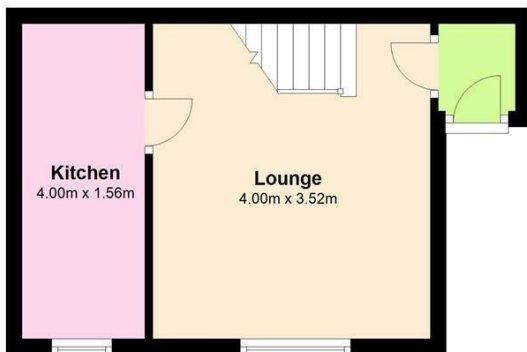
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 21.9 sq. metres



First Floor

Approx. 20.7 sq. metres



Total area: approx. 42.6 sq. metres