





Property Description

Situated in the popular Whateleys Drive area of Kenilworth, this well-presented two-bedroom ground floor maisonette offers an excellent opportunity for first-time buyers, couples, and investors alike.

Conveniently positioned within easy reach of Kenilworth town centre, the railway station, and highly regarded local schools, the property combines practical accommodation with a sought-after location.

The accommodation comprises a welcoming entrance hall with useful storage, a fitted kitchen, family bathroom with both bath and shower facilities, and two bedrooms, including a spacious double principal bedroom. The generous living room enjoys views over the garden and features patio doors providing direct access to the outdoor space.

Externally, the property benefits from a private rear garden incorporating a decking area, lawn, and useful storage shed, creating an ideal setting for relaxation and outdoor entertaining. Gated side access leads conveniently to the front of the property.

Offering comfortable living accommodation, private outdoor space, and excellent local amenities close by, this attractive maisonette represents a fantastic opportunity for a variety of purchasers.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

A welcoming entrance hall providing access to all principal rooms and benefiting from a

useful storage cupboard, ideal for everyday household items.

Living Room

A bright and comfortable reception room offering ample space for both living and dining furniture. Patio doors provide direct access to the private rear garden, creating an ideal space for relaxation and entertaining.

Kitchen

Fitted with a range of wall and base units with work surfaces over, providing practical space for food preparation and everyday cooking.

Main Bedroom

A well-proportioned double bedroom overlooking the front aspect of the property with space for a range of freestanding furniture.

Bedroom 2

A versatile second bedroom, ideal as a guest room, home office, nursery, or single bedroom.

Bathroom

Comprising a panelled bath with shower facilities over, wash hand basin, and low-level WC.

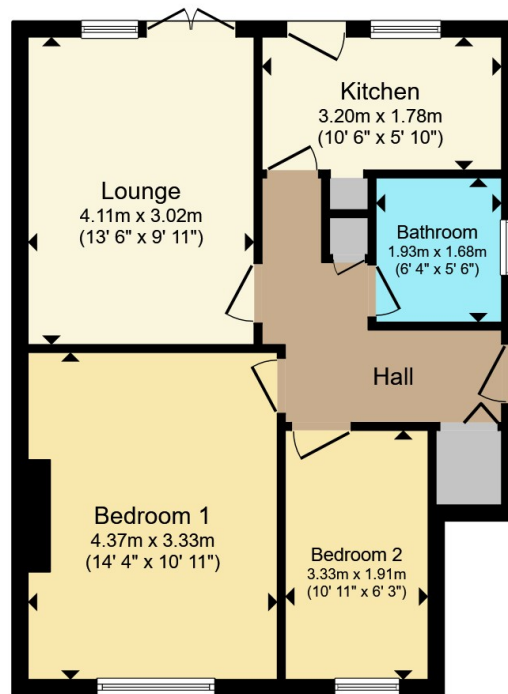
Rear Garden

A particular feature of the property, the private rear garden enjoys a decked seating area, lawn, and useful storage shed. Gated side access leads conveniently to the front of the property and enhances the garden's practicality.

Location

Whateleys Drive enjoys a convenient and sought-after position within easy reach of Kenilworth Town Centre, offering an excellent range of shops, cafés, restaurants, and leisure facilities. The property is ideally placed for access to Kenilworth Railway Station, making it well suited to commuters, while several highly regarded primary and secondary schools are nearby. Combining everyday convenience with excellent local amenities, this location remains popular with first-time buyers, couples, investors, and downsizers alike.





Ground Floor

Total floor area 51.9 m² (559 sq.ft.) approx

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.propertybox.io



To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
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EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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