





Property Description

Situated in a highly sought-after residential location, this well-presented two double bedroom semi-detached home offers spacious and versatile accommodation, ideal for first-time buyers, young families, or those looking to downsize.

The property benefits from driveway parking to the front and a thoughtfully extended ground floor, creating a generous living room perfect for modern family living. The kitchen dining room provides an excellent entertaining space and enjoys direct access to the rear garden.

To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom, fitted with both a bath and shower facilities.

Externally, the property boasts a beautifully redesigned rear garden featuring a patio area, landscaped sections, a purpose-built storage unit, and convenient side access leading to the front of the property.

Ideally positioned for families, the home falls within easy reach of the highly regarded Kenilworth School and is just a short drive from local shops, amenities, and Kenilworth town centre.

Buyers 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.

Approach

Set back from the road within a popular residential setting, the property is approached via a private driveway providing off-road

parking. A pathway leads to the front entrance, with gated side access offering convenient access to the rear garden.

Entrance Hall

A welcoming entrance hall provides access to the principal ground floor accommodation and staircase rising to the first floor. Bright and inviting, the space creates an excellent first impression upon entering the home.

Living Room

A superbly proportioned and extended living room enjoying ample space for both seating and family living. Filled with natural light, this versatile room provides the perfect setting for relaxation, entertaining guests, or everyday family life.

Kitchen/Dining Room

A well-appointed kitchen dining room fitted with a range of wall and base units complemented by generous work surfaces. There is ample space for a family dining table, making this an excellent social hub of the home. French doors or direct access lead seamlessly to the rear garden, creating an ideal indoor-outdoor entertaining space.

Landing

The first-floor landing provides access to both bedrooms, the family bathroom, and loft space.

Main Bedroom

A spacious double bedroom overlooking the rear garden offering plenty of room for freestanding

furniture. in addition to triple built-in wardrobe space. A bright and comfortable room ideal as the principal bedroom.

Bedroom 2

A further well-proportioned double bedroom overlooking the front aspect of the property. Offering excellent flexibility, the room is suitable as a guest bedroom, children's room, or home office. Included with double built-in wardrobes and additional storage cupboard over staircase.

Bathroom

A contemporary family bathroom fitted with a modern suite comprising a panelled bath with shower over, wash hand basin, and low-level WC. Finished to a high standard, the room combines practicality with stylish presentation.

Rear Garden

The beautifully redesigned rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. Featuring a paved patio area ideal for al fresco dining, together with landscaped sections providing interest throughout the seasons, the garden offers a fantastic environment for both entertaining and family enjoyment. A purpose-built storage unit provides excellent practicality, while gated side access leads conveniently to the front of the property.

Storage Unit

A useful purpose-built external storage unit in the garden, offering excellent space for garden equipment, bicycles, and household items.

Driveway

To the front of the property is a private driveway providing off-road parking. The driveway offers convenient access to the home and is complemented by gated side access leading directly to the rear garden.

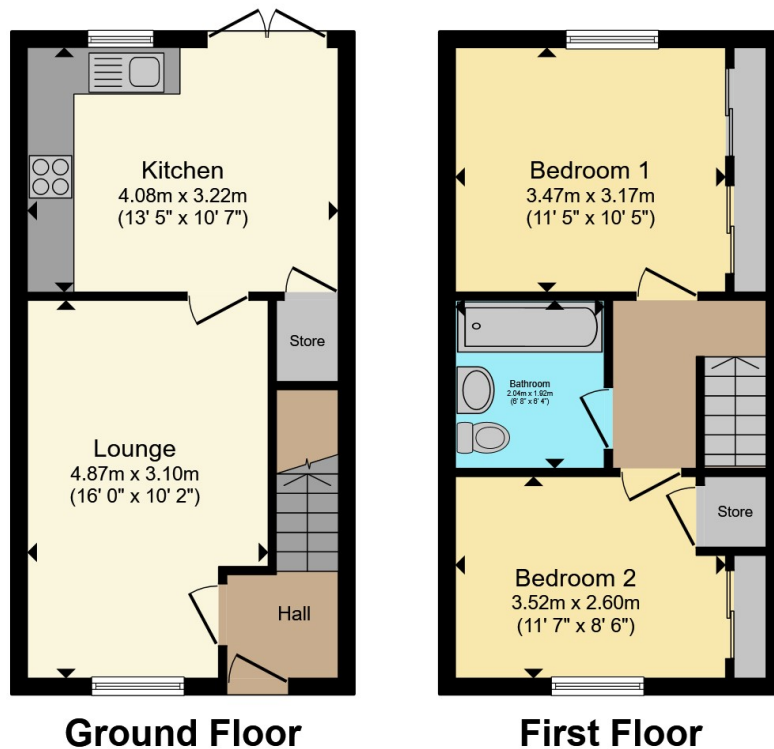
Location

The property enjoys a highly convenient position within easy reach of Kenilworth School and a variety of local amenities. Kenilworth town centre, with its selection of shops, cafés, restaurants, and transport links, is only a short drive away, making this an excellent choice for families and commuters alike.

Solar Panels

Featuring a solar-panelled roof, this home offers enhanced energy efficiency and the potential for lower utility bills, making it an attractive and cost-effective choice.





Total floor area 64.9 m² (699 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

T 01926 857 461

E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
KENILWORTH CV8 1HN

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

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