





Property Description

This beautifully presented two-bedroom terraced home occupies a highly desirable position on School Lane, within easy walking distance of Kenilworth's vibrant town centre, historic old town and the picturesque Abbey Fields.

Extensively refurbished throughout, the property combines period character with modern conveniences, creating a stylish and low-maintenance home ideally suited to first-time buyers, professionals, downsizers or investors.

The accommodation begins with a bright and spacious open-plan living and dining room, featuring a bay window to the front elevation and an attractive fireplace that creates a welcoming focal point. To the rear, the separate kitchen is fitted with a range of contemporary units and provides direct access to the garden. Completing the ground floor is a modern family bathroom fitted with a white suite incorporating both bath and shower facilities.

Upstairs, the property offers two well-proportioned double bedrooms, each enjoying pleasant outlooks over the surrounding area.

Outside, the private rear garden has been designed for ease of maintenance, providing an attractive outdoor space for relaxing and entertaining. To the front, a block-paved driveway provides off-road parking for one vehicle.

Enjoying a pleasant setting close to popular walking routes and local amenities, this charming home represents an excellent opportunity to acquire a ready-to-move-into property in one of Kenilworth's most sought-after locations.

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.

Approach

This attractive terraced home is approached via a block-paved driveway providing off-road parking for one vehicle. A pathway leads to the front entrance door, opening into the property's well-presented accommodation.

Living / Dining Room

A bright and welcoming open-plan living and dining room, beautifully presented and enjoying excellent natural light from a walk-in bay window overlooking the front elevation. The attractive feature fireplace creates a charming focal point, while the generous proportions provide ample space for both comfortable seating and formal dining, making it ideal for everyday living and entertaining alike.

Kitchen

Stylishly appointed with a range of contemporary wall and base units, the kitchen offers practical workspace and storage, complemented by modern fittings and finishes. A rear-facing aspect provides pleasant garden views, with direct access to the outside creating an easy flow for alfresco dining and summer entertaining.

Family Bathroom

Fitted with a modern white suite, the family bathroom has been thoughtfully designed to combine style and practicality. The room incorporates both bath and shower facilities, complemented by contemporary

fittings and a bright, fresh finish.

Landing

Providing access to both first-floor bedrooms, the landing is light and airy, creating a pleasant transition between the accommodation.

Principal Bedroom

A spacious double bedroom occupying a peaceful first-floor position, offering ample room for freestanding furniture. Tastefully decorated throughout, the room enjoys a pleasant outlook and provides a comfortable and relaxing retreat.

Bedroom 2

A well-proportioned double bedroom featuring attractive views and versatile accommodation. Equally suited as a guest bedroom, home office or nursery, the room benefits from excellent natural light and a welcoming atmosphere.

Rear Garden

The private rear garden has been thoughtfully designed for ease of maintenance while providing an attractive outdoor setting. Offering ample space for seating and entertaining, it is a wonderful extension of the living accommodation and an ideal place to relax and unwind.

Car Parking

To the front of the property, a block-paved driveway provides convenient off-road parking for one vehicle including wall mounted EV charging point.

Location

Occupying a highly sought-after position on School Lane, the property enjoys easy access to Kenilworth's vibrant Town Centre, the historic Old Town and the beautiful Abbey Fields. Excellent local amenities, popular walking routes and transport connections are all close at hand, making this an outstanding location for a wide range of buyers.





Ground Floor

First Floor

Total floor area 63.5 m² (684 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



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29 Warwick Road
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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