





Property Description

Located on the highly regarded John O'Gaunt Road, this three-bedroom semi-detached family home occupies a convenient position within easy reach of Kenilworth town centre and falls close to several of the area's highly sought-after schools, making it an ideal purchase for families.

The property offers well-proportioned accommodation throughout, with excellent potential for further improvement and modernisation. The ground floor comprises a spacious living room, a separate dining room and a fitted kitchen. A useful utility/reception room provides additional storage and laundry space, with a side door giving direct access to the rear garden. There is also a convenient cloakroom/WC.

To the first floor are three good-sized bedrooms and a family bathroom fitted with both bath and shower facilities.

Externally, the property benefits from ample driveway parking leading to garage, whilst to the rear is a privately enclosed garden offering a safe and secure space for children, entertaining and outdoor enjoyment. Side access adds further practicality.

Additional benefits include solar panels, helping to improve the home's energy efficiency and reduce running costs.

This property offers a fantastic opportunity to create a superb long-term family home in a desirable residential location, early viewing is highly recommended to appreciate the accommodation, potential and convenience on offer.

Approach

Access via spacious front driveway with partial front lawn area leading to front door

Entrance Hall

Inviting entrance hall leading to various reception rooms including cloakroom

Cloakroom

With wc and wash basin offering practical convenience for guests

Living Room

Spacious main living area with front aspect views, gas effect fire, central heating and leading to dining room

Dining Room

Separate dining room, perfect for family dining and guest entertaining with scope to open out into adjoining kitchen. With rear door access to private rear garden

Kitchen

Offering ample cupboard and storage space with built-in cooker and partial integrated appliances, additional storage cupboard/ pantry, side door access to front and rear of property

Utility Room

Adjoining the kitchen and versatile as an additional reception room with views to rear garden

Bedroom 1

Spacious main bedroom overlooking front aspect of the property with double built-in wardrobe space and additional storage cupboard space

Bedroom 2

Double bedroom with built in cupboard space, overlooking front aspect of the property into rear garden

Bedroom 3

Single bedroom overlooking front aspect of the property with built-in cupboard space.

Main Bathroom

3 piece main bathroom with shower cubicle including wc. towel rail and wash basin with window to rear of property

Rear Garden

Private and picturesque East facing rear garden with patio area for entertaining and enjoying family time with side access to front of property and garage

Garage

Single, purpose built garage, ideal for cars, bikes or general household items and storage, set back from main driveway

Driveway

Driveway parking for several cars

Solar Panel Roofing

7 installed panels to front of property and 5 to the rear (battery operated from loft) Ideal for energy efficiency and offering generous annual energy savings

Buyer Aml Payments

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.





Total floor area 96.0 m² (1,034 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: D Council Tax
 Band: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305579



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Property Ref: KEN305579 - 0008