





Property Description

Situated on Redfern Avenue in the heart of Kenilworth, this three-bedroom mid-terrace home presents a fantastic opportunity for those seeking a property with potential. In need of upgrading, the house offers a traditional layout with a welcoming living room that enjoys views over the front aspect.

To the rear, the kitchen and dining area open out to a private, stepped-level patio garden, which benefits from a shared walkway providing access to the front of the property.

The ground floor also includes a convenient cloakroom and useful understairs storage space. Upstairs, there are three well-proportioned bedrooms and a family bathroom fitted with a bath and shower over. The front garden features a pathway leading to the entrance, and on-street parking is available.

With scope to modernise and personalise, this property could become a charming home in a sought-after location.

Cloakroom

Lounge

11' 8" x 11' 4" (3.56m x 3.45m)
Spacious living area overlooking front aspect.

Kitchen/ Dining room

17' 6" x 11' 3" (5.33m x 3.43m)
Spacious open plan kitchen dining area leading to private rear garden

Storage Cupboard

Bedroom 1

14' 8" x 11' 7" (4.47m x 3.53m)
Double bedroom overlooking front aspect of property with plenty of space for home furnishings.

Bedroom 2

11' 5" x 10' 7" (3.48m x 3.23m)
Spacious bedroom overlooking rear aspect of the property.

Bedroom 3

9' 1" x 8' 7" (2.77m x 2.62m)
Good sized bedroom, ideal as a children's bedroom and/ or home office.

Bathroom

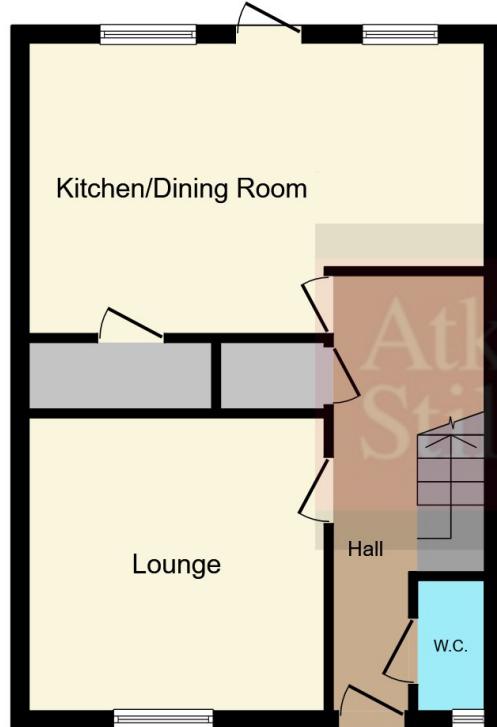
6' 6" x 5' 8" (1.98m x 1.73m)
3-piece bathroom with bath, shower over, w/c and wash basin

Private Rear Garden

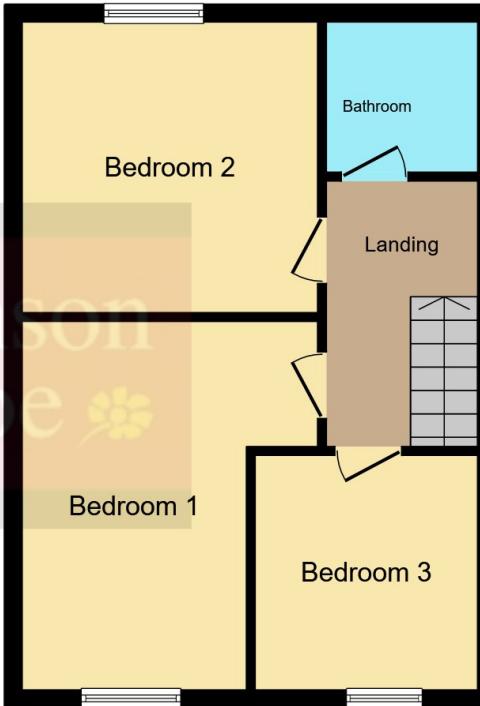
Stepped level patio garden with shed storage, in addition to access from rear to front aspect (shared access to front)

On-Street Parking





Ground Floor



First Floor

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.focalagent.com

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: C Council Tax
 Band: C

Tenure: Freehold

check out more properties at atkinsonstilgoe.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.co.uk | www.rightmove.co.uk |
www.zoopla.co.uk

Property Ref: KEN305366 - 0001

