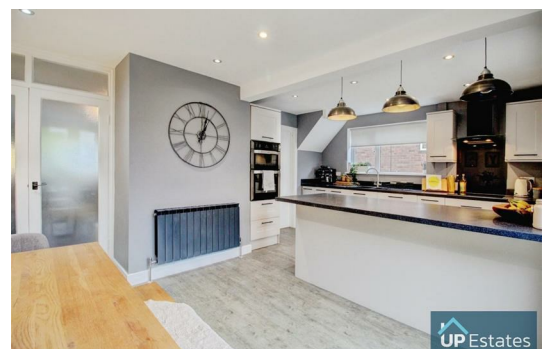




3 Bedroom House - Semi-Detached
located on Lunn Avenue,
Kenilworth
£435,000

UP Estates



| Deceptively Spacious Three Bedroom Semi-Detached Family Home | Open Plan Kitchen/Diner | WC & Family Bathroom | Private Garden | Garage & Driveway |

Nestled within a quiet and highly desirable cul-de-sac, this beautifully presented three bedroom semi-detached family home offers stylish modern living in one of Kenilworth's most sought-after residential areas.

To the front, the property features a driveway providing off-road parking, leading down the side of the house to a garage equipped with power and lighting, ideal for storage or workshop use. Gated access opens to a private rear garden, complete with a patio seating area perfect for outdoor entertaining, a well-maintained lawn, and a useful storage shed.

Internally, the accommodation comprises a welcoming entrance hall, a spacious living room with ample natural light, and a contemporary open-plan kitchen/diner designed for modern family living. The kitchen is fitted with an excellent range of wall and base units and includes integrated appliances such as an oven, grill, hob, extractor, washing machine, dishwasher, sink, fridge, and freezer. There is also a seating area and patio doors opening directly to the rear garden, creating a perfect indoor-outdoor flow. A convenient ground floor WC completes the downstairs layout.

Upstairs, the first floor offers three well-proportioned bedrooms, ideal for families or those seeking additional home office space, along with a modern family bathroom finished to a high standard.

This property is perfectly positioned close to excellent local schools, amenities, parks, and transport links, making it an ideal choice for families, professionals, or anyone seeking a move-in-ready home in a prime Kenilworth location.

Viewing is highly recommended to fully appreciate all that this stunning home has to offer!

£435,000

- IMMACULATELY PRESENTED SEMI-DETACHED FAMILY HOME
- CONTEMPORARY OPEN PLAN KITCHEN/DINER
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- SPACIOUS LIVING ROOM
- SOUGHT AFTER CUL DE SAC LOCATION
- WC & FAMILY BATHROOM
- SIZEABLE PRIVATE GARDEN
- THREE WELL PROPORTIONED BEDROOMS





LOCATION

Situated within this highly regarded cul-de-sac, only half a mile to the town centre of Kenilworth, this property is positioned just off Percy Road being less than a 15 minute walk to all of the towns many conveniences. Also providing easy access to the A46 and connecting commuter network.

Kenilworth is an attractive and desirable Market town with a multitude of facilities many of which draw attention from far and wide. The Abbey Fields, Kenilworth Castle and the Old Town of of particular historical interest whilst practically, the town's Secondary School has an "Outstanding" Ofsted accreditation, whilst Clinton Primary School on Caesar Road is within a 5 minute walk.

Safe and quiet, the town has an abundance of Restaurants and good quality eateries, boasts the only local Waitrose Superstore as well as having many successful, local independent traders, yet this home is tucked away from the hustle and bustle!

IMPORTANT NOTE TO PURCHASERS



Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Lunn Avenue, Kenilworth





Total Area: 106.0 m² ... 1141 ft² (excluding garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

UP Estates