





Property Description

Set in a highly sought-after Kenilworth location, this impressive four-bedroom, three-storey semi-detached home on Archer Road offers generous living space, excellent family accommodation, and superb proximity to the town centre.

Situated within the catchment area for the renowned Clinton Primary School, it's an ideal choice for families looking for convenience and quality.

The property welcomes you with driveway parking for several cars and a single garage beyond side gate leading to the rear garden, which features a well-kept lawn, patio area, and a charming pergola—perfect for outdoor dining and relaxation.

Inside, the ground floor offers a spacious living room, a separate fitted kitchen with breakfast area, a bright garden room overlooking the garden, and a useful downstairs cloakroom.

The first floor hosts three well-proportioned bedrooms- 2 doubles and 1 single along with a modern three-piece family shower room. The top floor is dedicated to a generous double bedroom complete with a walk-in wardrobe, creating a private and versatile retreat.

The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

With its excellent layout, family-friendly location, and easy access to Kenilworth's amenities, this is a property that truly stands out.

Entrance Hall

Spacious hall with space for shoes and coat storage

Living/ Dining Room

26' 2" x 11' 9" (7.98m x 3.58m)
Spacious living/ dining room overlooking front aspect of property leading to conservatory/ garden room

Garden Room

9' 5" x 7' 7" (2.87m x 2.31m)
Lovely light and spacious garden room overlooking the private rear garden. An ideal space for relaxing and enjoying quiet time.

Kitchen/ Breakfast Room

15' 9" x 8' (4.80m x 2.44m)
Separate kitchen with breakfast area and rear door leading to garden with ample fitted cupboard and storage space

Cloakroom

With Wc and wash basin

Bedroom 1

11' 6" x 10' 10" (3.51m x 3.30m)
Spacious double bedroom situated on first floor, overlooking rear aspect of property

Bedroom 2

14' x 10' 10" (4.27m x 3.30m)
Large bedroom situated on 1st floor overlooking front aspect of property

Bedroom 4

8' 4" x 6' 11" (2.54m x 2.11m)
Good sized 4th bedroom overlooking front aspect of property, ideal as a home office and or study/ guest or child's bedroom

Family Shower Room

8' 4" x 6' 8" (2.54m x 2.03m)
3 piece white suite family shower room with shower cubicle, wc and wash

basin in addition to heated towel rail and fitted storage units and mirror

Top Floor Bedroom

12' x 11' 9" (3.66m x 3.58m)
(converted loft) Large double bedroom with eaves storage in addition to view of private rear garden and beyond with built in dressing area, ideal for conversion to en suite

Garage

16' 2" x 7' 9" (4.93m x 2.36m)
Purpose built single garage with front and side access, ideal for cars, storage or work space

Rear Garden

Landscape private rear garden offering patio and lawn with pergola and sitting area in addition to purpose built shed and undercover storage. With gated side access to the front of the property and side door access to garage.

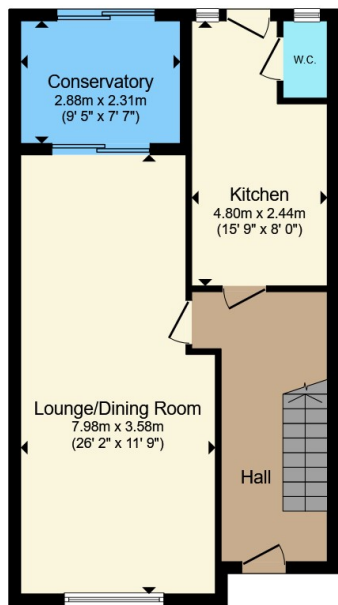
Driveway

Tarmac driveway with shingle borders suitable for several cars

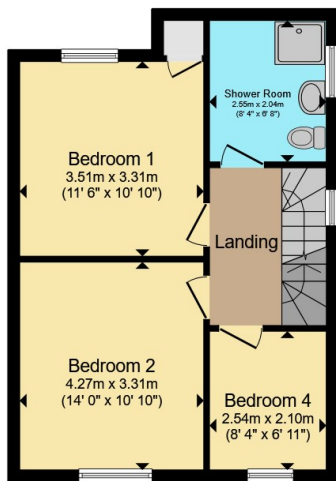
Buyer Aml Payments

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.

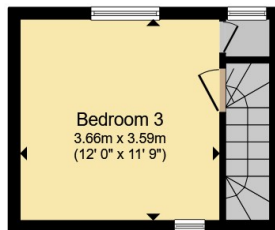




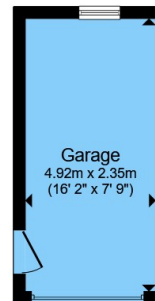
Ground Floor



First Floor



Second Floor



Garage

Total floor area 126.3 m² (1,359 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

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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