



Thomas Bates Road | Kenilworth | CV8 2BT

£729,995



KINGSWAY
— ESTATE AGENTS —

Key features

- Detached
- Four Bedrooms
- Three Bathrooms
- Garage & Two Parking Spaces
- EPC Rating: B

Description

Kingsway Estate Agents are delighted to introduce THE WELLESBOURNE, an outstanding four-bedroom detached residence, set within the prestigious and highly coveted Kenilworth Gate development.

Upon entering, you are greeted by a spacious entrance hall that flows seamlessly into an elegant reception room with partition doors leading into the impressive kitchen and dining/family area that boasts French doors leading to the private rear garden, complemented by a well-equipped utility room. A stylishly appointed home office, and a chic cloakroom complete this floor.

On the first floor, the master bedroom features a luxurious en-suite and bespoke fitted wardrobes. A further generously proportioned double bedroom also benefits from an en-suite, two double bedrooms and a stylish family bathroom complete the accommodation.

Externally, the property is enhanced by a beautifully landscaped, private rear garden and accommodates off road parking for two cars and a single garage.

Set within the charming town of Kenilworth, the development offers excellent amenities, well-regarded schools, and convenient links to Coventry, Warwick, Leamington Spa, and Birmingham.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

PLOT 68 - THE WELLESBOURNE

EPC Rating: B

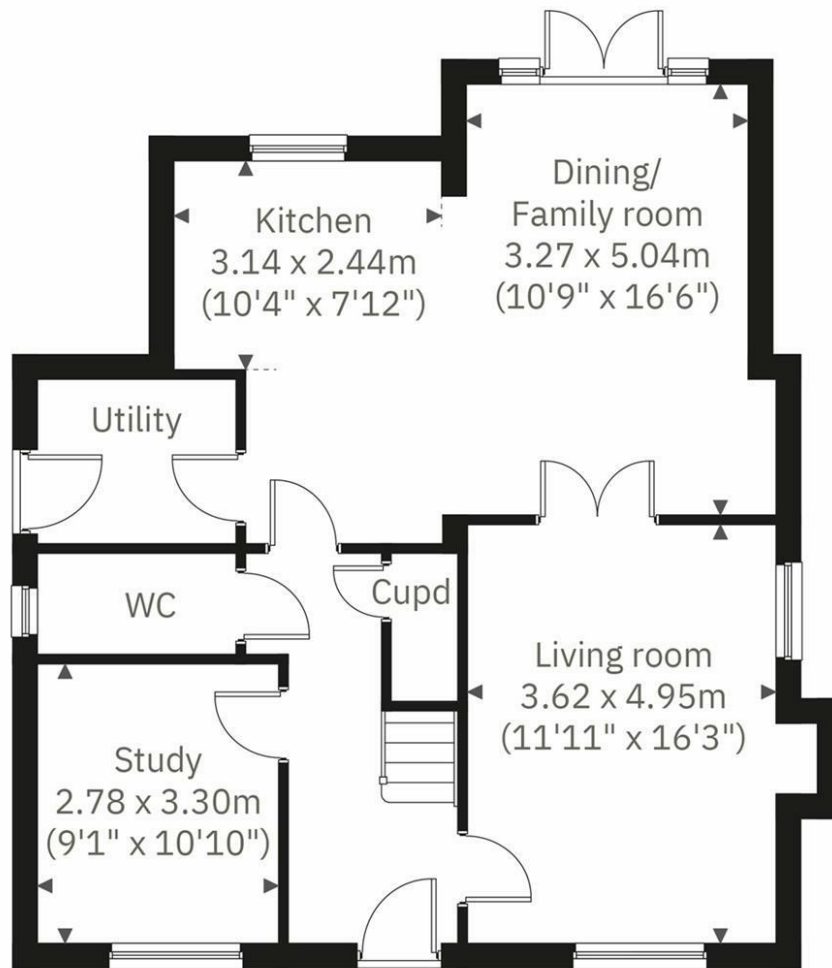








Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



01926 760024

info@kingswayestateagents.co.uk

kingswayestateagents.co.uk