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Percy Road, Kenilworth

Offers In The Region Of £514,000

- Four Bedroom Extended Semi Detached House On Corner Plot
- No Onward Chain
- Reception Hall
- Extended Kitchen, Utility And Cloakroom W.C.
- Large Double Garage Or Work Shop
- Ofsted Outstanding Clinton School Catchment
- Energy Rating C - 70
- Lounge, Dining Room And Family Room
- Main Bedroom With Ensuite
- Warwick District Council Tax Band D

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Percy Road, Kenilworth, CV8 1DR

A superbly extended, spacious four-bedroom semi-detached house is offered for sale with no onward chain. This property is situated on a corner plot and includes a separate double garage. The fully gas centrally heated and double-glazed home provides ample family accommodation and is located within a short walk of the Ofsted Outstanding Clinton School Catchment.

The accommodation includes an open porch, reception hallway, living room, separate dining room, family room, extended kitchen, utility room, and cloakroom with W.C. On the first floor, there are four bedrooms, three of which are doubles, a family bathroom, and an en-suite off bedroom one.

Outside, you'll find a lawned rear garden with access to a double garage workshop and driveway parking for two cars. Early viewing is advised.

4 2 3 C - 70

Council Tax Band: D

Approach
Over a paved pathway to an open porch with a UPVC double-glazed front door and matching side window into the

Reception Hall
With a radiator and cover, stairs leading to the first floor, a ceiling light, and a useful storage cupboard containing the electric and gas meters, as well as the electric isolation unit and breaker for the garage.

Living Room
With a double-glazed window at the front, coving, a ceiling light, and a feature chimney breast with recessed space for TV mounting, there is an arch leading to the

Dining Room
The double-glazed French doors open onto the deck, and doorway leading to the

Extended Kitchen
The kitchen is L-shaped and comprehensively fitted with a range of matching sage-fronted wall and band units. It features marble-effect work surfaces with rounded edges and a single drainer granite composite sink with a chrome mixer tap. The kitchen is equipped with an integrated Belling double fan-assisted oven and grill, a four-ring Miele halogen hob, and has space and plumbing for a dishwasher. There is also space for a separate undercounter fridge and freezer. The splashback is finished with ceramic tiling, and the room includes a double-glazed window, coving, a radiator, and a double-glazed door leading to the garden.

Utility Room
With a variety of cream shaker-style base and wall units, complemented by black granite-effect work surfaces with rounded edges and matching upstands. It includes a circular stainless steel sink with a chrome mixer tap and has space and plumbing for a washing machine. Additionally, there is a wall-mounted Vaillant condensing boiler that is only 12 months old. The room also boasts coving, a ceiling light, a double-glazed window at the rear, and a door leading to the

Cloakroom W.C.
Featuring a low-level W.C., a pedestal wash hand basin with a chrome mixer tap and splashback, a radiator, a double-glazed window to the side, coving, and a ceiling light.

First Floor Landing
Ceiling light, smoke alarm, access to insulated roof space, and a door leading to a storage cupboard with fitted shelving.

Double Bedroom One
There are built-in wardrobes along one wall featuring hanging space, shelving, and fitted drawers. The room includes a radiator, a double-glazed window to the front, a ceiling light, and a door.

Ensuite Bathroom
Featuring a three-piece white suite, including a low-level W.C., a pedestal wash hand basin, and a panelled bath with a mains-fed shower, complemented by chrome fittings and porcelain tiles. It has a double-glazed window at the rear, a radiator, and Amtico flooring.

Double Bedroom Two
Featuring a front double-glazed window, a radiator, built-in beech-fronted wardrobes with hanging space and shelving, along with a matching beech desk and chest of drawers complete with a headboard.

Double Bedroom Three
It features a double-glazed window to the rear, coving, a ceiling light, a radiator, and built-in beech wardrobes with hanging space and shelving.

Bathroom
Featuring a three-piece white suite, including a low-level wall-mounted wash hand basin with cupboard below, a panelled bath with a mains-fed shower, ceramic tiling on the walls, and an opaque double-glazed window to the rear.

Bedroom Four
The room features a double-glazed window at the front, a radiator, a ceiling light, and decorative coving.

Family Room or Occasional Bedroom Five
Features include a front-facing double glazed window, radiator, two ceiling lights, decorative coving, and a built-in double storage cupboard with fitted shelving.

Rear Garden
Fully enclosed by perimeter fencing and predominantly laid to lawn, the garden also features a patio area, decking, side access to the garage, and a double driveway. Additional benefits include an outside Belfast sink with tap and security lighting.

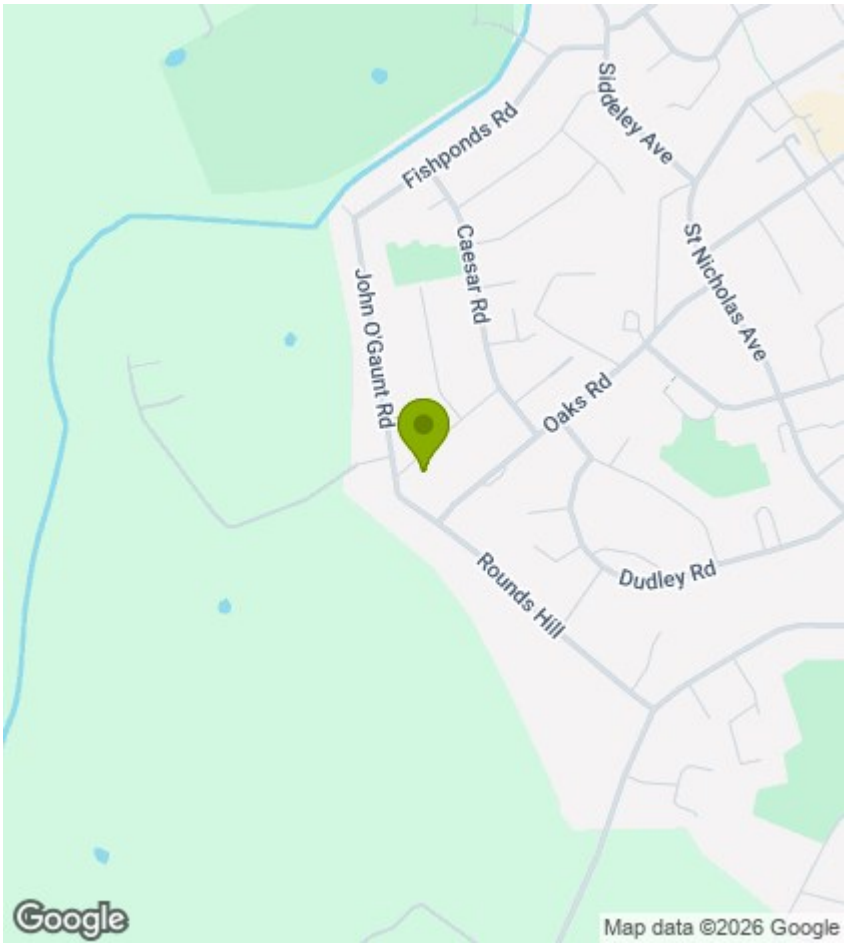
Double Garage
With twin metal doors to the front, the garage benefits from power and lighting, along with a side window and pedestrian access door.

Front
To the front of the property is an inset lawn bordered by a low-level perimeter garden wall.

Tenure
The property is freehold.

Services
All mains services are connected.

Fixtures And Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

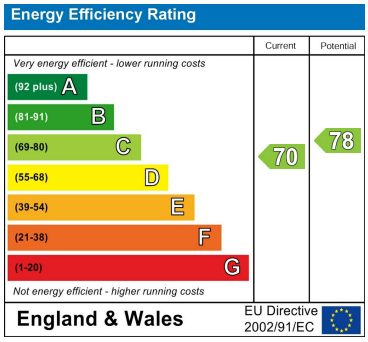


Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C



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