





Property Description

Offered to the market with no upward chain, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Requiring comprehensive renovation throughout, the property offers fantastic potential and is ideal for investors, developers, or those seeking a rewarding refurbishment project.

The ground floor comprises a living room, separate dining room with sliding patio doors leading to the rear garden, and a kitchen with direct access outside. The existing layout provides a practical footprint with scope to transform the accommodation into a comfortable family home with potential for single or double storey extension (subject to approval)

To the first floor are two generously sized double bedrooms and a single room in addition to a family bathroom. Externally, the property benefits from a driveway providing off-road parking, a garage, and a rear garden.

A rare opportunity to acquire a property with significant scope for improvement, allowing the next owner to modernise and add value while creating a home tailored to their individual requirements in a highly sought after location in Kenilworth within close proximity to local schools and Kenilworth town centre. Early viewing is recommended to appreciate the potential on offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

The property is set back from the road behind a driveway providing off-road parking and access to the garage. A pathway leads to the front entrance, with side access leading through to the rear garden.

Entrance Hall

Providing access to the principal ground floor accommodation, with stairs rising to the first floor.

Living Room

A well-proportioned reception room positioned to the front of the property, offering excellent potential for modernisation and redesign.

Dining Room

Located to the rear of the property, the dining room enjoys views over the garden and benefits from sliding patio doors opening onto the outside space, creating an ideal area for family dining and entertaining.

Kitchen

Fitted with a range of units and providing direct access to the rear garden. Offering scope for refurbishment and potential reconfiguration subject to requirements.

First Floor Landing

Providing access to all first-floor accommodation and loft space.

Bedroom 1

A generous double bedroom overlooking the front aspect with ample space for freestanding furniture.

Bedroom 2

A further good-sized double bedroom positioned to the rear of the property.

Bedroom 3

A single bedroom that would make an ideal nursery, home office or dressing room.

Family Bathroom

Currently fitted with a bath, wash hand basin and WC, offering potential for updating and

improvement.

Garage

Accessible from the driveway, providing useful storage or potential workshop space.

Rear Garden

A private rear garden offering excellent scope for landscaping and enhancement, creating an enjoyable outdoor space for future owners.

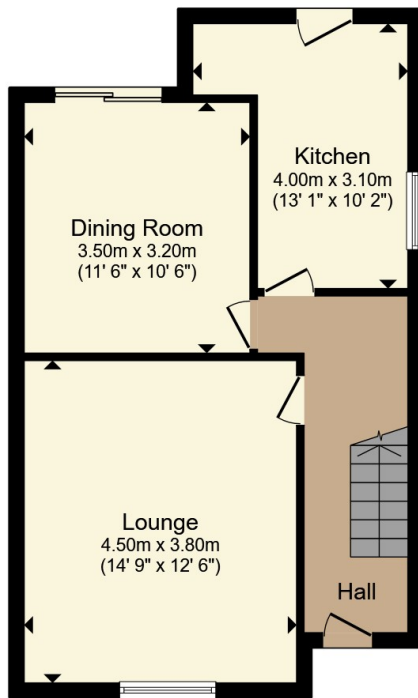
Location

Situated in a highly sought-after residential area of Kenilworth, the property is conveniently positioned close to well-regarded local schools, a variety of shops, amenities and regular public transport links. Kenilworth town centre is within easy reach, offering an excellent selection of independent retailers, cafés, restaurants and leisure facilities, while nearby road networks provide convenient access to Coventry, Warwick, Leamington Spa and the wider Midlands region.

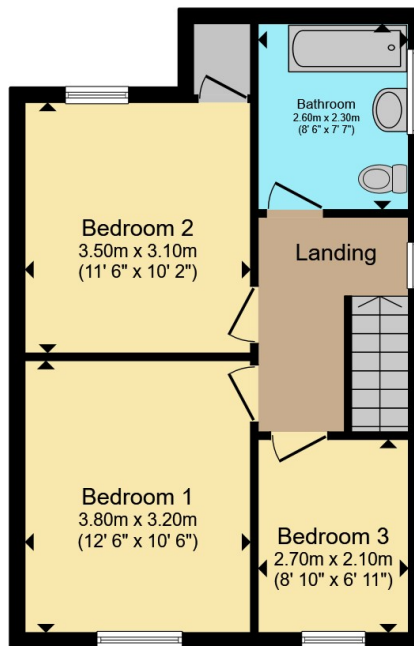
Buyers Aml Fee

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

Total floor area 88.4 m² (952 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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29 Warwick Road
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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