



Courthouse Croft, Kenilworth

£450,000

- Three Bedroom Detached House
- Refitted Kitchen, Utility & Cloakroom
- Three Bedrooms/Two Doubles
- Attractive Rear Garden
- Viewing Highly Recommended
- Lounge, Dining Room & Separate Garden Room
- Tandem Garage & Driveway Parking
- Family Bathroom
- Thorns/Park Hill & Close To Kenilworth Secondary School
- Warwick District Council Tax Band D

Courthouse Croft, Kenilworth CV8 2QZ

A three bedroom detached house located within this popular cul-de-sac within the Thorns/Park Hill junior school catchment and close to the new Kenilworth secondary school. The property benefitting from double glazing and gas central heating comprises; a hallway with cloakroom/w.c off. The front sitting room opens into the dining room with the re fitted kitchen with integrated appliances. Both the dining room and the kitchen access into the L-shaped garden room with glass vaulted insulated roof. Finally, there is a utility room and access into the double garage in tandem with work bench. On the first floor are three bedrooms and a white bathroom with a P-shaped bath. Outside is an attractive rear garden with timber shed, greenhouse and side pedestrian access. Viewing is highly recommended to appreciate this family home.



Council Tax Band: D



Approach

The property is approached across a paved driveway that provides hardstanding for one vehicle. Access is through a composite entrance door leading into the vestibule.

Reception Hall

With coat hanging and doors of to

Cloakroom

With a white close coupled w.c and vanity wash hand basin. Radiator, laminate flooring and a frosted double glazed window to the side.

Lounge

13'2" x 15'8"

With stairs rising to the first floor landing with understairs storage cupboard. Two radiators and wall lights. Double glazed window to the fore and an archway into the dining room.

Dining Room

10'11" x 7'8"

With engineered wood flooring and matching skirting boards, full height radiator and attractive concertina full height doors with brushed steel hinges into the conservatory.

Garden Room

12'1" x 15'6"

L shaped garden room with insulated glazed roof, surrounding double glazed windows with engineering oak flooring, two radiators, ceiling light, double french doors onto the patio, door to the

Utility Room

4'10" x 7'8"

With a work counter, two double wall mounted units and further base unit. Plumbing for automatic washing machine, and space for under counter freezer, double glazed window to the rear and door into the garage.

Garage

29'1" x 7'8"

With up and over door. There is a separate power supply, inspection pit, loft storage, outside tap and power and lighting laid on. Built in work bench.

Kitchen

Comprehensively refitted with a range of matching white high gloss fronted base and wall units with marble effect rounded edge work surfaces with brushed steel handles, easy wipe splashback, single drainer stainless steel sink with chrome mixer tap, four ring Whirlpool induction hob with stainless steel and glazed illuminated extractor hood over, double electric eye level Zanussi oven and grill, integrated undercounter fridge, larder cupboard, vinyl floor, ceiling spot lights, under pelmet lighting, sliding glazed internal doors.

First floor Landing

Double glazed window on the turn, access to loft void, airing cupboard housing the Vaillant combination boiler and doors to

Double Bedroom One

12'11" x 9'2"

Double glazed window to the front, radiator and built in sliding wardrobes to one wall.

Double Bedroom Two

11'2" x 9'2"

Double glazed window to the rear and a radiator.

Bedroom Three

9'6" x 6'2"

Double glazed window to the fore and a radiator.

Bathroom

With a white suite that comprises a P-shaped bath with mixer shower over and shower screen. Pedestal wash hand basin and close coupled w.c. Attractive grey tiling to splashbacks, downlighters, radiator, vinyl flooring and a double glazed window to the rear.

Garden

With an attractive patio to the rear that leads onto the formal lawn. There are mature shrub and floral borders that are enclosed with panelled fencing. There is a seating area framed with mature trees. At the head of the garden is a 6'x6' greenhouse and additional timber shed. Gated access to the side of the house.

Tenure

The property is freehold.

Services

All mains services are connected.
Mobile Coverage

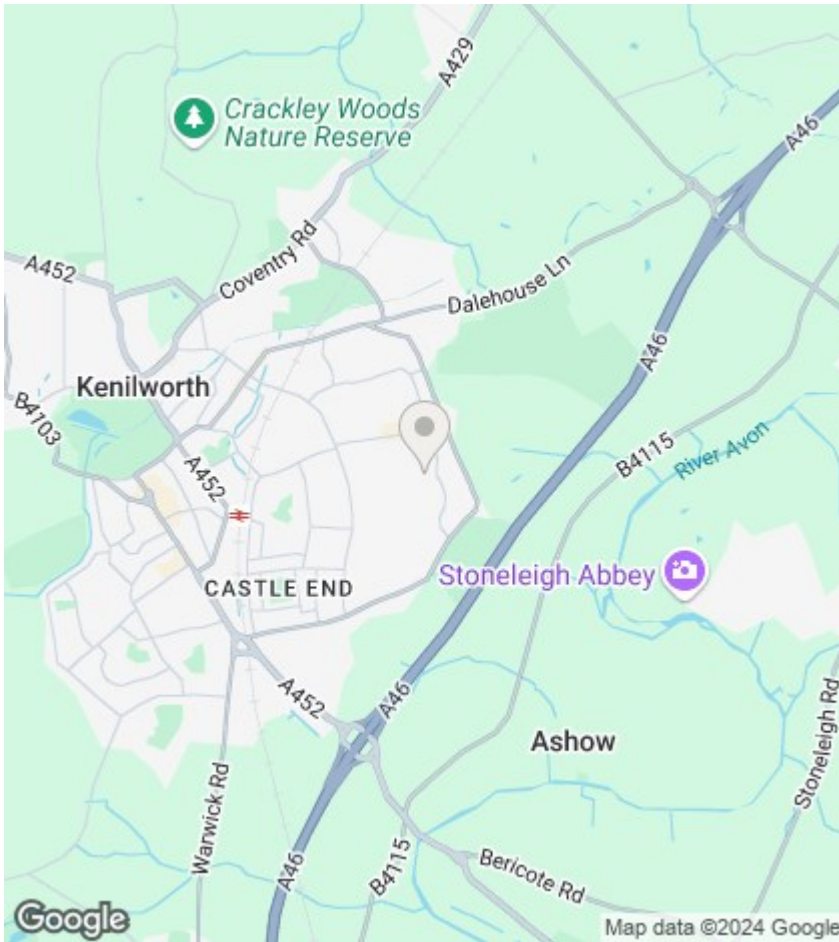
EE
Vodafone
Three
O2
Broadband

Basic
1 Mbps
Superfast
62 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & fittings

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



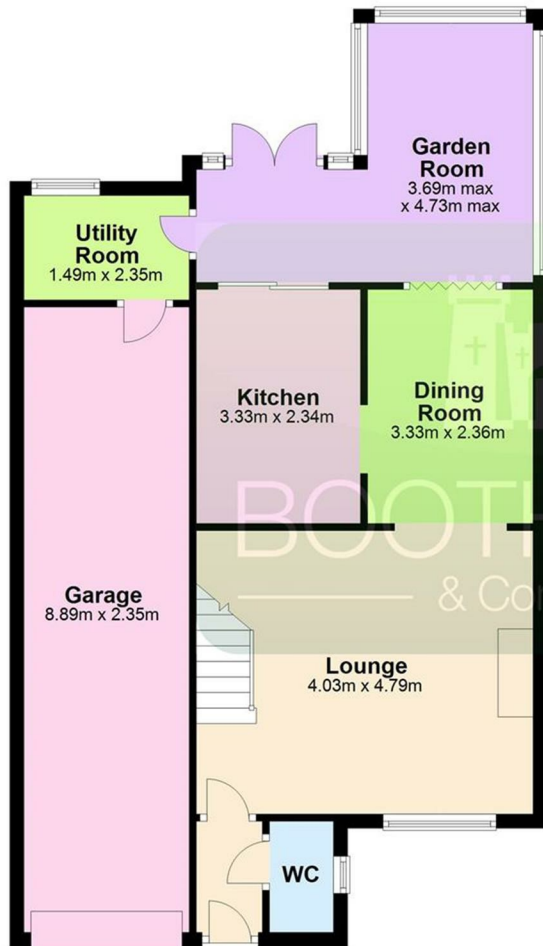
Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

