



## Convent Close, Kenilworth

Offers Over £425,000

- Two Bedroom Split Level Detached House
- Ground Floor Bedroom With Mezzanine, Cloakroom & Reception Hall
- Spacious Through Lounge/Dining Room
- Refitted Shower Room
- Attractive Southerly Facing Garden & Close To Old Town & Abbey Fields
- Quiet Cul-De-Sac Location
- Energy Rating F - 35
- Fitted Kitchen, Conservatory, & Side Lobby
- Large Undercroft & Loft Rooms Prime For Redevelopment
- Warwick District Council Tax Band E

# Convent Close, Kenilworth CV8 2FQ

A spacious two bedroom split level individual designed detached house with spacious and well planned attractively presented accommodation with scope for further development and alteration the accommodation comprises; enclosed porch, reception hall, cloakroom w.c, large cloaks cupboard, two double bedrooms, spacious lounge/dining room, fitted kitchen, side lobby and conservatory, to the upper floor is hallway with access to roof space with steep stairs, having considerable conversion potential, two large double bedrooms, refitted bathroom, integral tandem garage with large basement/under croft with conversion potential to additional living accommodation. There is an attractive fore garden with double width in and out driveway and delightful enclosed rear garden with a south facing aspect, offering privacy and seclusion and a lovely array of shrubs and plants. Viewing of this individual property is advised.



Council Tax Band: E



### **Approach**

Over an in out block paved driveway to a fully enclosed upvc double glazed porch with double glazed window to side, courtesy light, ceramic tiles to floor, frosted internal double glazed door with matching side window into the

### **Reception Hall**

With ceiling light, smoke alarm, coving, radiator, door to the inner lobby leading to the garage and door to

### **Cloakroom**

With a two piece champagne coloured suite with low level w.c, pedestal wash hand basin with ceramic tiling to splash back, opaque double glazed window to front, ceiling light.

### **Bedroom Two/Reception Room**

13'8" x 10'11"

With double glazed window to front, ceiling light, radiator, two steps up to the mezzanine study area with reduced head height with door to useful storage cupboard with hanging and shelving.

### **First Floor Reception Landing**

Off the reception hallway with ceiling light, smoke alarm, occasional stairs to loft, door to the

### **Kitchen/Breakfast Room**

10'4" x 12'2"

Comprehensively fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl granite composite sink with central mixer tap, ceramic tiling to splash back, integrated eye level double fan assisted oven and grill with four ring black glass hob with concealed illuminated extractor hood over, central breakfast table, space and plumbing for washing machine, alcove for fridge freezer, cupboard concealing the Ideal classic boiler servicing the central heating, ceiling light, vinyl floor, door to conservatory and door to

### **Side Storage/Utility Lobby**

With double glazed doors to front and rear, ceramic tiling to floor, pitched polycarbonate roof, fitted shelving and wall light.

### **Conservatory**

8'8" x 13'1"

With a pitched polycarbonate roof and surrounding upvc double glazed windows overlooking the attractive rear garden, ceramic tiling to floor, Dimplex electric heater, and french doors onto the patio.

### **Lounge/Dining Room**

31'6" x 16'5"

With ceiling light, living flame effect coal gas fire with brick surround and wooden mantel, t.v point, sliding patio doors to rear, two radiators, arch to the dining area with double glazed dormer window to rear, radiator, ceiling light, feature mirrored alcove with glazed shelving.

### **Double Bedroom One**

17'7" x 11'0"

With radiator, double glazed dormer window to front, range of built in bedroom furniture with wardrobes to one wall with hanging and shelving, vanity table drawers and cupboard to side with additional eaves cupboard.

### **Shower Room**

Refitted Austin Heath three piece shower room with an encased low level w.c, matching vanity wash hand basin with cupboard below, large walk in shower enclosure with fitted glazed screen and mains fed Mira shower, porcelain tiles to walls and vinyl flooring, opaque double glazed window to side, ceiling down lights, white heated towel rail.

### **Second Floor Loft Landing**

With open tread steep stairs, double glazed window to side, useful eaves storage cupboards either side with further airing cupboard housing the lagged copper cylinder and slatted shelving, matching banister rail, ceiling light, door to,

### **Loft Room**

With two Velux roof windows to rear, opaque double glazed window to side, shelves, electric storage heater.

### **Tandem Garage**

36'0" x 8'0"

Double length garage with metal up and over door to

front with power and light connected, electric and gas meters as well as the wall mounted electric isolation unit, step up to

### **Undercroft**

Undercroft chamber running the depth of the property providing useful storage with potential to create further accommodation subject to planning.

### **Rear Garden**

Attractive rear garden fully enclosed by perimeter fencing with central lawn and deeply stocked borders with a huge variety of shrubs, plants and screening tree's with full width patio, outside tap, power point and brick built store useful for garden tool storage.

### **Front**

To the front of the property is a well maintained in out block paved driveway with central low maintenance gravelled fore garden with evergreen shrubs and heathers.

### **Tenure**

The property is freehold.

### **Services**

All mains services are connected.

### **Mobile Coverage**

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast  
47 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

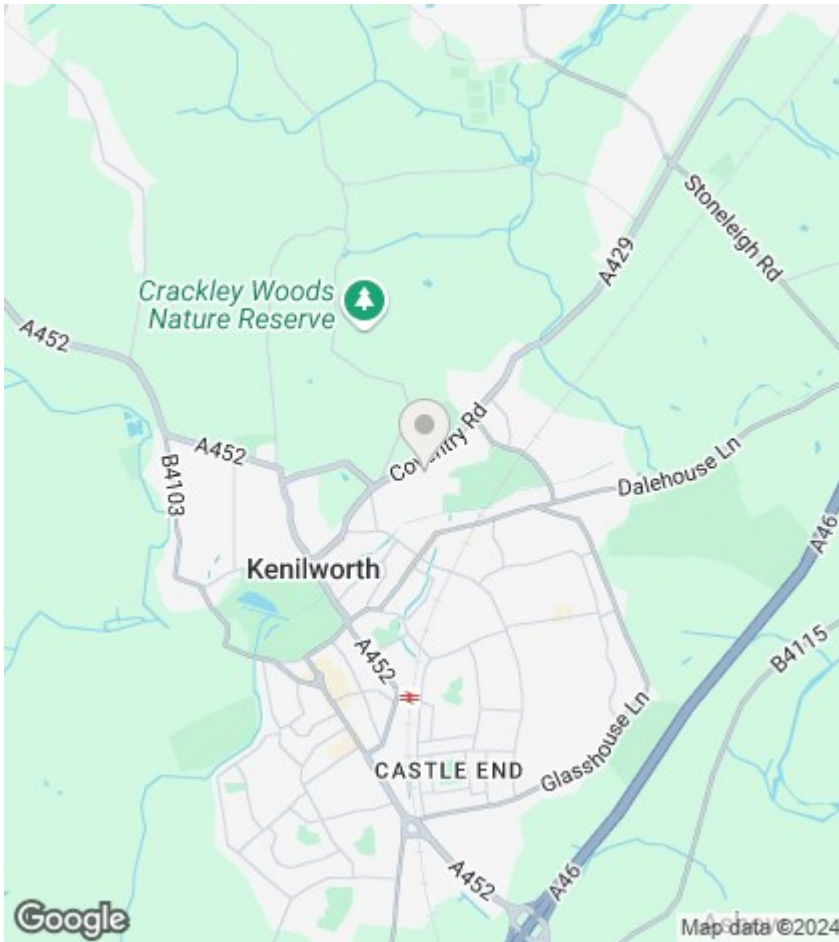
BT  
Sky  
Virgin

### **Fixtures And Fittings**

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





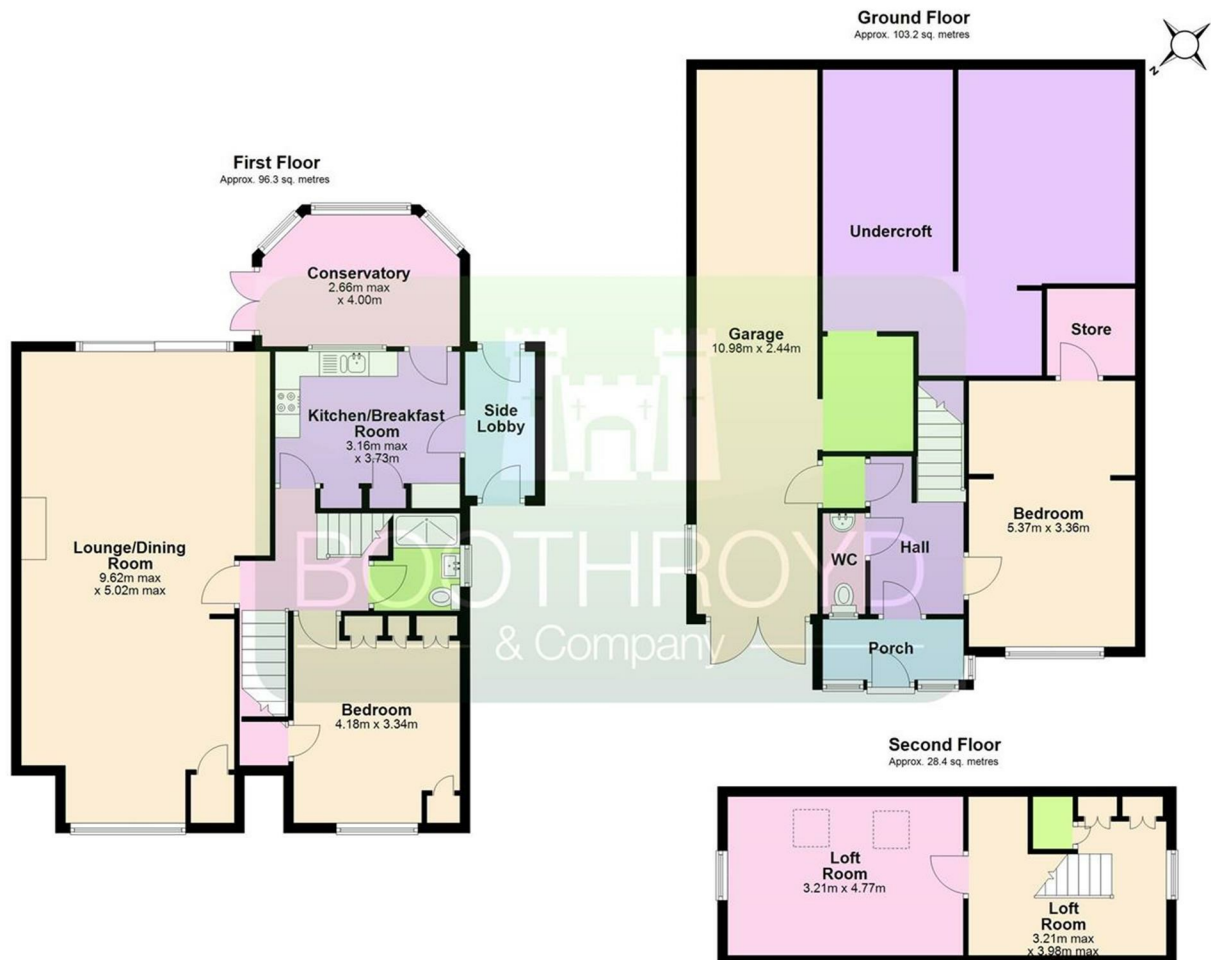


### Viewings

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

### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>		35	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 227.9 sq. metres