



## Tintagel Grove, Kenilworth

£650,000

- Four Bedroom Detached House Offered With No Chain
- Four Well Proportioned Bedrooms
- Detached Double Width Garage And Driveway
- Double Glazing And Gas Central Heating
- Three Reception Rooms And Kitchen
- Stunning Corner Position With Mature Gardens
- EPC Rating D - 68
- Family Bathroom And En-Suite Shower Room
- Highly Regarded Development Off Windy Arbour
- Warwick District Council Tax Band F

# Tintagel Grove, Kenilworth CV8 2PG

A spacious four bedroom detached property in a sought-after residential cul-de-sac location on a good plot, set off Windy Arbour and within a popular school catchment. This pleasant family home that would benefit from modernisation and improvement comprises, open porch, reception hallway, cloakroom, lounge, dining room, study, breakfast kitchen, first floor landing, four bedrooms, en-suite shower and spacious family bathroom, double detached garage, and attractive rear garden. The property is offered for sale with no onward chain and immediate vacant possession.



Council Tax Band: F



### **Porch**

The recess porch has tiled flooring, coach light and a composite door into the hallway.

### **Hallway**

Dogleg staircase rising to the first floor with a window on the turn, radiator and understairs storage.

Door lead off to:

### **Study**

11'6" x 10'7"

Dual aspect windows and a radiator.

### **Cloakroom**

With a close coupled w.c and a wall hung wash hand basin, tiled splashbacks and a frosted window.

### **Lounge**

15'0" x 13'6"

With a bow window to the fore with a radiator beneath. The focal point is provided by a stone fireplace with matching hearth and mantel. Sliding doors open into the dining room.

### **Dining Room**

10'1" x 12'5"

Patio doors into the rear garden and patio. Radiator and a serving hatch.

### **Kitchen/Breakfast Room**

10'1" x 13'7"

Fitted with wood trimmed wall and base units. The base units have a wood block effect work surface with an inset stainless steel sink unit that is set beneath the rear window. Plumbing for washing machine and space for a stove. Tiling to splashbacks and a radiator and central heating boiler. Door to the side passageway.

### **Landing**

Access to the loft void, airing cupboard with the lagged cylinder and doors off to:

### **Double Bedroom**

10'5" x 9'6"

Window to the rear with a radiator beneath.

### **Bathroom**

Fitted with a coloured suite that comprises a

panelled bath with mixer shower, bidet, close coupled w.c and a vanity wash hand basin with mirror and shaver point. Tiling to full height, radiator, and a frosted window.

### **Double Bedroom**

13'6" x 9'3"

Window to the rear with a radiator beneath. Vanity wash hand basin and built in wardrobes.

### **Principal Bedroom**

11'6" x 13'0"

Window to the fore with a radiator beneath. Built in wardrobes and a sliding door to the En-Suite.

### **En-Suite**

The coloured suite comprises a close coupled w.c, pedestal wash hand basin and a shower cubicle. Frosted window, radiator and tiling to full height.

### **Bedroom**

8'11" x 9'6"

Window to the fore with a radiator beneath.

### **Driveway**

The generous block paved driveway provides hardstanding for a number of vehicles and leads to the detached double side garage.

### **Fore Garden**

The garden is open plan, mainly laid to lawn with mature shrub border.

### **Rear Grden**

The rear garden has side pedestrian access. It has a large paved patio and formal lawn with deep mature borders. Access is also provided to the side garage.

### **Services**

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps  
Superfast  
80 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

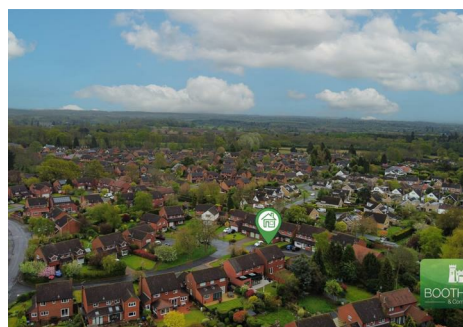
**Tenure**

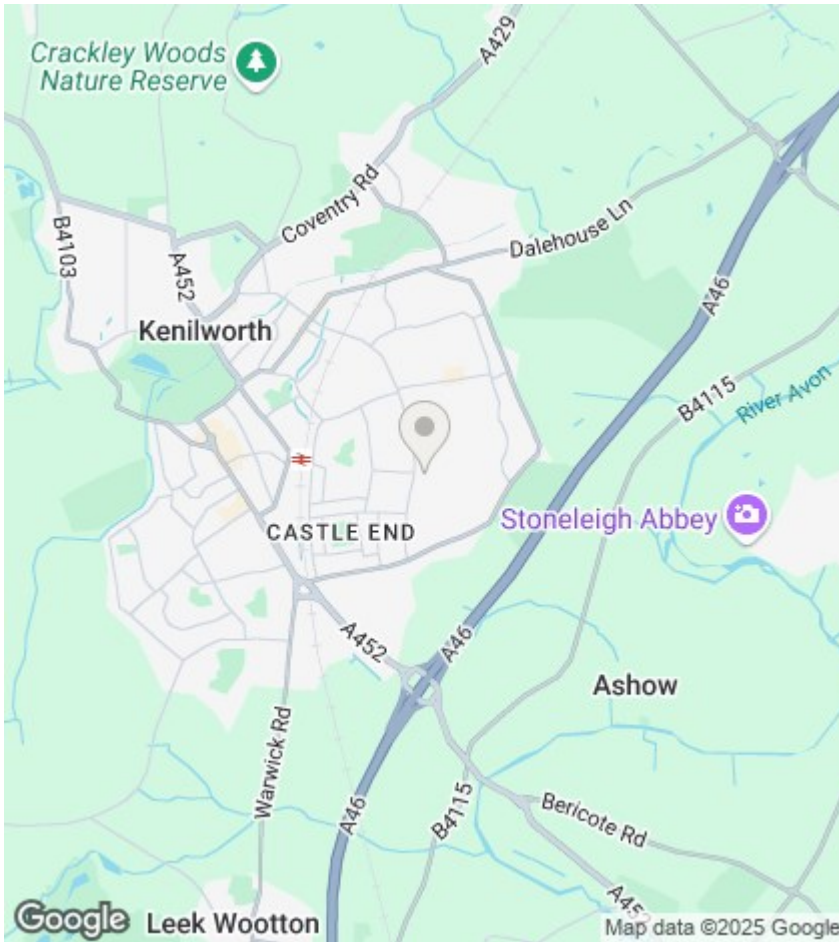
The property is freehold.

**Fixtures And Fittings**

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







## Directions

## Viewings

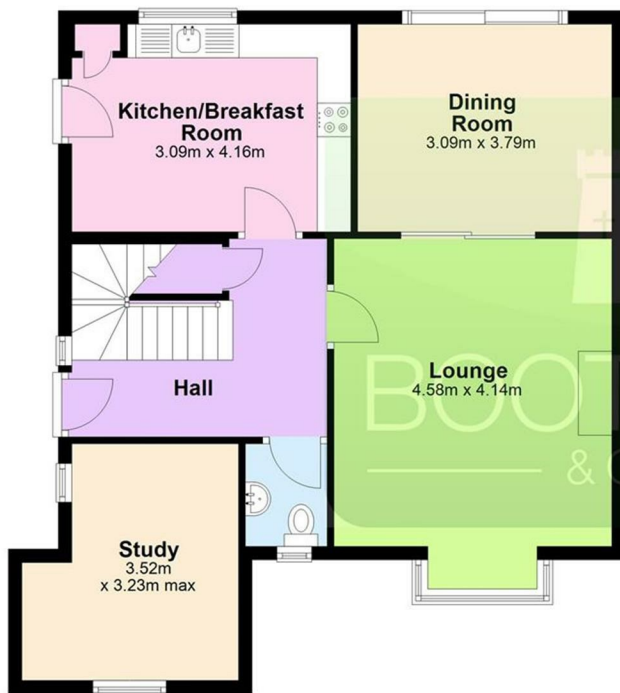
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		68	
(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	

Ground Floor



First Floor

