



Dudley Road, Kenilworth

Offers In The Region Of £400,000

- Four Bedroom Terraced House Arranged Over Three Floors
- Reception Hall
- Fitted Kitchen & Breakfast/Dining Room
- Three First floor Bedrooms, Bathroom & Separate W.C
- Attractive South Facing Garden With Brick Stores & Front Driveway Parking
- St Johns Primary School Catchment
- Energy Rating C - 73
- Living Room With Feature Fireplace
- Impressive Bedroom Four With En-suite Shower Room
- Warwick District Council Tax Band D

Dudley Road, Kenilworth CV8 1GP

An attractively presented and well situated spacious four bedroom terraced house with a superb loft conversion room with luxury en-suite. Situated within walking distance of the Town centre with its full range of facilities and amenities comprises: spacious reception hall, attractive lounge with fireplace, separate dining/breakfast room, well fitted kitchen, three good sized bedrooms to the first floor, bathroom with shower and separate w.c, superb loft room/bedroom four with en suite shower room. Car parking to the front for two cars, delightful rear garden with workshop/store and patio with side access. The property benefits from full double glazing, gas fired central heating and is located in the St Johns primary school catchment.



Council Tax Band: C



Approach

Over a paved driveway to a upvc double glazed front door, matching Georgian style pillars either side into the

Hall

With engineered oak flooring, radiator, ceiling light, coving, coat hooks, useful timber cupboard housing the electric isolation unit and electric and gas meters, useful under stairs bespoke storage cupboards, door to the

Lounge

13'0" x 12'0"

With engineered oak flooring, living flame effect coal gas fire with marble hearth and oak mantel and surround, t.v point, ceiling light, radiator, double glazed window to front.

Kitchen

12'4" x 9'1"

Comprehensively fitted with a range of matching white matt effect matching base and wall units with marble effect rounded edge work surfaces with single bowl and granite composite sink with chrome retractable mixer tap, ceramic tiling to splash back, integrated single fan assisted Siemens oven with grill, four ring Siemens induction hob with concealed illuminated extractor hood over, slimline dishwasher included in the sale, space and plumbing for washing machine and large upright fridge freezer, ceramic tiling to floor, LED downlighters, kick board heater, arch to the

Dining Room

10'0" x 10'1"

With engineered oak flooring, radiator, ceiling light, double glazed french doors onto the patio.

First Floor Landing

With ceiling light, mains smoke alarm, useful storage cupboard, useful walk in storage cupboard with fitted shelving and light.

Bedroom

14'2" x 11'2"

With double glazed window to front, radiator, ceiling light, engineering oak flooring.

Bedroom

8'8" x 7'11"

With double glazed window to front, ceiling light, radiator, engineering oak flooring, built in shelving over the stairs bulk head.

Bedroom

10'0" x 11'5"

With double glazed window to rear, radiator, ceiling light, coving, engineering oak flooring, built in storage cupboard with hanging and shelving.

Bathroom

With a two piece white suite with pedestal wash hand basin with chrome mixer tap, panelled steel bath with mains fed shower over with chrome fittings and attachments, shower curtain rail, ceramic tiling to walls, heated chrome towel rail, mirrored vanity cabinet, LED downlighters, vinyl floor, door to the airing cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating.

Seperate W.C

With a low level w.c, radiator, vinyl floor, opaque double glazed window to rear, ceiling light.

Second Floor Landing

With ceiling light, mains smoke alarm, door to

Bedroom

17'9" x 18'11"

With picture double glazed window to rear, engineering oak flooring, LED down lighters, Velux window to front, radiator, useful accessible eaves storage.

En-suite

Luxury fitted three piece white suite with low level w.c, vanity wash hand basin with chrome mixer tap and two drawers below, large walk in shower enclosure with mains fed shower with chrome fittings, grey porcelain tiles to walls, vinyl floor, opaque double glazed window to rear, LED down lighters, extractor fan, dual electric and gas central heated chrome towel rail.

Rear Garden

Fully enclosed by perimeter fencing with a south facing rear aspect, predominantly laid to lawn with nicely stocked borders with shrubs and plants, full width patio, brick outbuildings with three separate timber doors with power light and water connected, useful gated side access under the flying freehold.

Front

To the front of the property there is a paved driveway with parking for two cars with planted borders either side.

Tenure

The property is freehold.

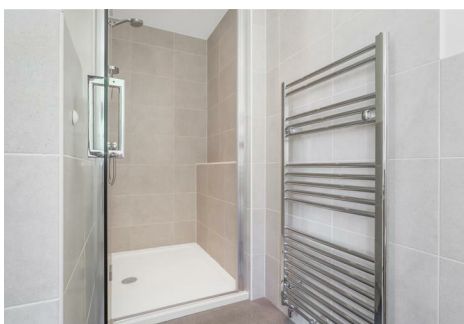
Services

All mains services are connected.

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			84
(81-91) B		73	
(69-80) C			
(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	

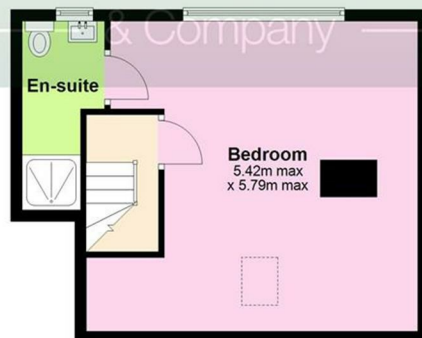
Ground Floor
Approx. 42.5 sq. metres



First Floor
Approx. 47.9 sq. metres



Second Floor
Approx. 35.1 sq. metres



Total area: approx. 125.5 sq. metres