



Saville Grove, Kenilworth

£450,000

- Extended Four Bedroom Semi Detached House
- Reception Hall & Cloakroom
- Lounge/Dining Room, Conservatory & Family Room/Study
- Four Bedrooms
- Driveway Parking & Attractive Tiered Garden
- Thorns/Park Hill School Catchment
- Energy Rating C - 76
- Fitted Kitchen
- Bathroom & En-suite
- Warwick District Council Tax Band D

Saville Grove, Kenilworth CV8 2PR

An extended four bedroom semi-detached house located in a quiet cul-de-sac position within the Thorns/Parkhill school catchment and close walking distance of the Ofsted outstanding Kenilworth School secondary school. With full double glazing and gas central heating the property comprises: reception hall, cloakroom, lounge and dining room, conservatory, family room/study, fitted kitchen. To the first floor there are four bedrooms, three of which are doubles, main bedroom with en suite shower room and family bathroom. Outside an attractive tiered rear garden with a superb array of shrubs and plants with timber shed and useful side utility store. This would make an ideal family home.



Council Tax Band: D



Approach

Approached over a concrete and crazy paved driveway to an open timber and pitched tiled storm porch with double glazed door into the

Reception Hall

With radiator, stairs rising to the first floor with stair lift, ceiling light, door to the

Cloakroom

With a low level w.c, extractor fan, corner wash hand basin with cupboard below, ceramic tiles to walls and vinyl floor.

Lounge

13'3" x 10'7"

With double glazed window to front, radiator, coving, ceiling light, feature living flame effect electric fire with wooden mantel inset and hearth, arch to the

Dining Room

10'10" x 9'4"

With radiator, ceiling light, coving, door to the hall and sliding patio doors to the

Conservatory

8'9" x 9'4"

With full height boundary brick wall and surrounding dwarf walls with upvc double glazed windows and a pitched glazed roof with central ceiling light and fan, fitted blinds, glazed French doors into the garden.

Kitchen

9'5" x 8'6"

Fitted with a range of matching base and wall units with one and a half bowl stainless steel sink with central mixer tap, space for a slot in cooker, space and plumbing for washing machine, integrated Miele dishwasher, space for upright fridge freezer, Stoves freestanding double oven with grill and gas hob, double glazed window to rear, arch opening to the

Breakfast Area

6'10" x 7'6"

With space for table, double glazed window and door to rear, coving, ceiling light, sliding door to the hall

Family Room/Study

15'9" x 8'2"

With double glazed window to front, range of fitted shelving, ceiling light, smoke alarm, useful built in storage cupboard housing the Vaillant eco fit pure combination boiler servicing the hot water and central heating, wall mounted meter cupboard for the electric and gas.

First Floor Landing

With ceiling light, coving, smoke alarm, access to insulated and part boarded loft with ladder and shelving.

Principal Bedroom

17'5" x 8'7"

With double glazed window to front, two ceiling lights, coving, door to the

En-suite

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below, walk in shower cubicle, bidet, ceramic tiling to walls, double glazed window to rear, extractor fan, mirrored vanity cabinet.

Double Bedroom Two

13'1" x 8'5"

With double glazed window to front, ceiling light, built in wardrobes with part mirrored doors with hanging and shelving.

Double Bedroom Three

9'5" x 11'1"

With double glazed window to rear, radiator, ceiling light, built in double wardrobes with hanging and shelving.

Bedroom Four

9'8" x 6'5"

With radiator, double glazed window to front, useful storage cupboard over the bulk head.

Bathroom

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below, walk in shower cubicle, bidet, ceramic tiling to walls, double glazed window to rear, extractor fan, mirrored vanity cabinet.

Rear Garden

Fully enclosed by perimeter fencing, beautifully stocked with a lovely array of shrubs and plants with timber shed and a greenhouse. A door leads to a storage room to the side of the house with power.

Front

To the front of the property there is paved and concrete driveway providing parking for two/three cars.

Side Storage

Timber construction with door to front and rear with bin store area, store ideal for a tumble dryer and additional fridge freezer with fitted shelving.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2

Broadband

Basic
3 Mbps
Superfast
80 Mbps

Satellite / Fibre TV Availability

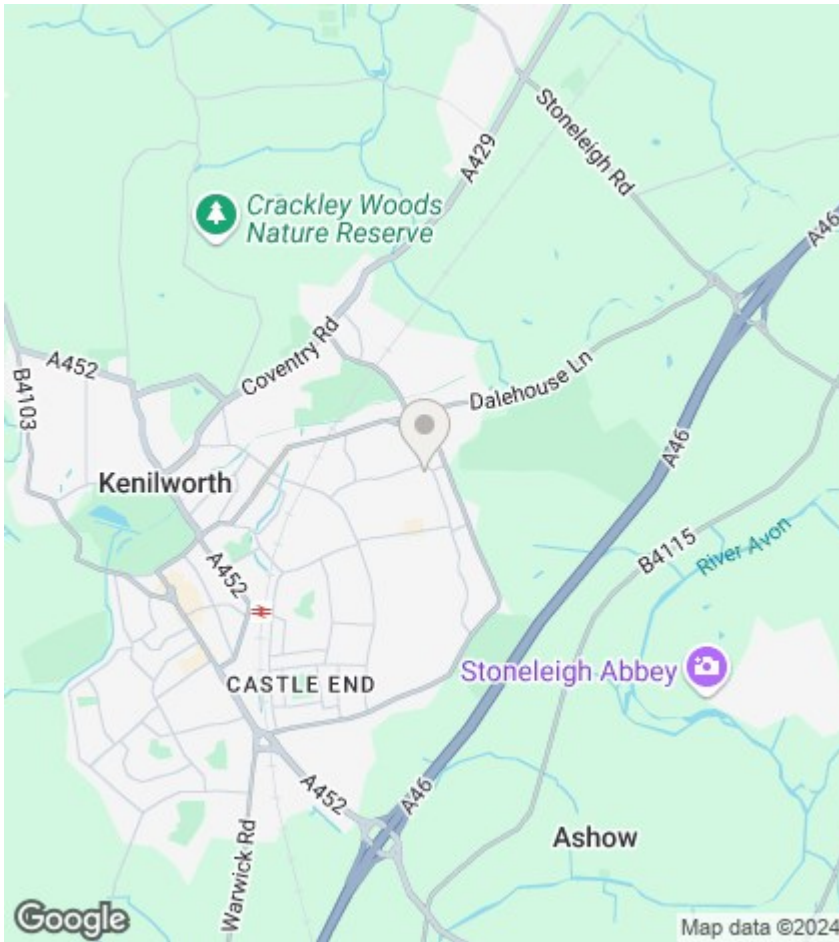
BT
Sky
Virgin

Fixtures & Fittings

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







Viewings

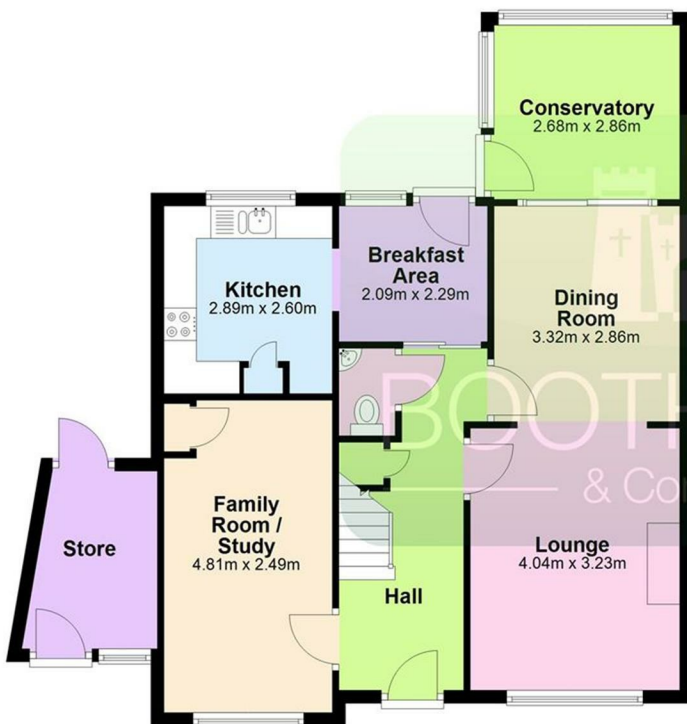
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(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. 73.0 sq. metres



First Floor

Approx. 60.0 sq. metres



Total area: approx. 133.0 sq. metres