



## Farmer Ward Road, Kenilworth

Offers Over £425,000

- Four Bedroom Semi-Detached House
- Lounge
- Dining Room Leading To Conservatory
- Four Bedrooms Over Two Floors
- Landscaped Rear Garden, Garage & Driveway Parking
- Enclosed Porch & Reception Hall
- Energy Rating D - 64
- Kitchen With Cloakroom W.C & Utility Cupboard
- Bathroom And En-suite Shower Room
- Warwick District Council Tax Band D

# Farmer Ward Road, Kenilworth CV8 2DL

A conveniently positioned extended four bedroom semi-detached property, in a popular residential position within the Thorns/Park Hill school catchment and within easy walking distance of Kenilworth Town Centre. This spacious four bedroom semi with a loft room and en-suite benefits from double glazing and new gas fired central heating and replacement soffits and fascias. Enclosed porch, reception hall, lounge, dining room leading to conservatory, kitchen and cloakroom, upstairs are four bedrooms, family bathroom and en-suite, attractive newly landscaped rear garden, garage and parking for three or four cars, viewing is highly recommended.



Council Tax Band: D



### **Approach**

Approached over a block paved driveway to a upvc double glazed front door with matching glazed side screen into the enclosed porch with quarry tiled floor, ceiling light, upvc door and opaque double glazed side window into the

### **Reception Hall**

With wood laminate flooring, double glazed window to side, ceiling light, radiator, smoke alarm, door to a useful under stairs storage cupboard housing the electric isolation unit and electric meter, opaque double glazed window to side.

### **Lounge**

With double glazed bow window to front, coving, ceiling light, radiator, matching stone fireplace and surround with inset electric stove.

### **Dining Room**

With ceiling light, radiator, vinyl floor, opening to the

### **Conservatory**

With sliding double glazed doors to front, polycarbonate roof, vinyl floor.

### **Kitchen**

Comprehensively fitted with a range of beech fronted base and wall units with marble effect rounded edge work surfaces, freestanding double electric oven with halogen hob, stainless steel sink with chrome mixer tap, space and plumbing for dishwasher, space for American style fridge freezer, full height larder cupboard, vinyl flooring, double glazed window to side, door to

### **Rear Lobby**

With vinyl flooring, utility area with space and plumbing for washing machine and stacked tumble dryer, door to garden and door to

### **Cloakroom**

With a low level w.c, corner wash hand basin with tiled splash back, double glazed window, vinyl floor, wall mounted Baxi 800 new combination boiler servicing the hot water and central heating.

### **First Floor Landing**

With double glazed window to side, ceiling light, door to

### **Double Bedroom One**

Range of fitted wardrobes with hanging and shelving, double glazed window to front, radiator, ceiling light and coving.

### **Family Bathroom**

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with electric shower with shower screen, heated towel rail, ceramic tiling to walls, vinyl floor, double glazed window to side, extractor fan, ceiling light.

### **Double Bedroom two**

With double glazed window to rear, ceiling light, radiator, useful built in storage cupboard.

### **Bedroom Three**

With double glazed window to front, ceiling light, radiator.

### **Second Floor landing**

With stairs rising to the second floor landing with double glazed window to side and rear, door to

### **Double Bedroom Four**

With double glazed dormer window to rear, ceiling light, useful eaves storage and door to

### **En-Suite**

With a three piece white suite with low level w.c, wash hand basin, walk in shower cubicle with ceramic tiling to walls.

### **Rear Garden**

Recently fully re landscaped with porcelain pathway and raised patio with new lawn, raised borders and fully enclosed by new perimeter fencing with double doors into the garage and gate to side.

### **Garage**

Adjoined single garage with a pitched roof, rear window and up and over door to front, double access doors onto the rear garden.

### **Front**

To the front of the property is a block paved driveway with electric car charging point.

### **Tenure**

The property is freehold.

## Services

All mains services are connected,

### Mobile Coverage

EE

Vodafone

Three

O2

### Broadband

Basic

29 Mbps

Superfast

76 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

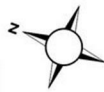
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(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	

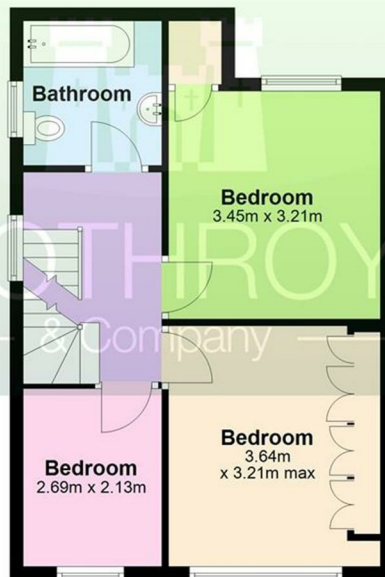
### Ground Floor

Approx. 56.1 sq. metres



### First Floor

Approx. 42.2 sq. metres



### Second Floor

Approx. 22.0 sq. metres

