



## Inchbrook Road, Kenilworth

Offers Over £705,000

- Four Bedroom Detached With Plot Of 1/3 Acre
- Extended Lounge & Extended Separate Dining Room
- Breakfast Kitchen
- Four Well Proportioned Bedrooms
- Superb Gardens Front & Rear
- Open Porch, Reception Hall, Cloakroom & Shower Room
- Energy Rating C - 71
- Two Studies/Offices
- Bathroom with Shower
- Warwick District Council Tax Band G

# Inchbrook Road, Kenilworth

A Four bedroom detached House on a generous plot of 1/3 acre in a quiet and sought after residential location, within easy access of Kenilworth common with its excellent walks, the Town Centre, Coventry City Centre and the University with an open aspect over countryside to the rear. The property is offered for sale with no chain and benefits from: open porch, hallway, cloakroom & shower room, extended living and dining rooms, breakfast kitchen, utility room and two studies, to the first floor there are four bedrooms and bathroom. The property has gas fired central heating and double glazing throughout, single garage with driveway parking large lawn fore garden, private rear garden with water feature and beautiful lawned gardens making the most of this elevated non -estate position. Potential exists for extension /expansion subject to obtaining the usual permissions.



Council Tax Band: G



### **Approach**

Over a block paved driveway to a open porch with panelled and opaque glazed door into the

### **Hallway**

9'4" x 22'6"

With laminate flooring, radiator, useful under stairs storage cupboard and sliding door to the

### **Cloakroom**

With low level w.c., wall mounted wash hand basin, vinyl flooring, opaque glazed window to front and a ceiling light.

### **Shower Room**

4'2 x 2'10

Walk in fully tiled wet room with mains fed shower, extractor fan and light.

### **Living Room**

27'10 x 11'11

With attractive bay window with fitted cushioned window bay with delightful views over the garden and open countryside beyond. Radiator, three ceiling lights and an opaque double glazed window to side.

### **Extended Dining Room**

21 x 10

With double glazed windows overlooking the rear garden and sliding patio doors onto the patio, space for large table and sofa/sitting area

### **Study**

36'1" x 16'4" x 26'2" x 22'11"

With double glazed window to front, radiator, two ceiling lights and a range of built in shelves and bookcases.

### **Kitchen**

17'9 x 8'11

Kitchen fitted with a range of matching base and wall units with marble effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated under counter Neff double fan assisted oven and grill with four ring gas hob, space and plumbing for washing machine, double glazed window overlooking the rear garden space for breakfast table, archway to further built in cupboards with space for large upright fridge freezer, radiator, door and step down to

### **Utility Room**

8'8 x 9'4

With double glazed window and door to rear, Belfast sink, fitted shelving, bulk in cupboard with shelving, door to garage and door to

### **Second Study**

9'6 x 9'

With double glazed windows to rear, ceiling light, range of built-in shelves.

### **Lobby to Garage**

With door to side, alternative access to garage, utility room, second study and kitchen. Useful storage cupboard and doorway to the

### **Single Garage**

19'6 x 9'5

With metal up and over door to front with power and light connected, wall mounted Ariston combination boiler servicing the hot water and central heating.

### **First Floor Landing**

Split level landing with opaque double glazed window to side, 2 ceiling lights, access to insulated roof space, storage cupboard with slatted shelving, door to the airing cupboard housing the lagged copper cylinder and slatted shelving door to

### **Double Bedroom One**

11'6 x 12'10

With double glazed window to rear, radiator, ceiling light, two matching single built in wardrobes to one wall with hanging and shelf.

### **Double Bedroom Two**

9'1 x 11'10

With double glazed window to front, radiator, ceiling light, fitted shelving, built in wardrobes with fitted drawers, vanity wash hand basin.

### **Double Bedroom Three**

11'5 x 9'5

With double glazed window to rear, ceiling light, built in wardrobe with hanging and shelf.

### **Double Bedroom Four**

11'5 x 8'8

With double glazed window to rear, built in wardrobe with hanging and shelf, ceiling light, range of built in shelving.

### **Bathroom**

With a two piece pampas coloured suite with vanity wash basin with cupboard below, panelled bath with mains fed shower, ceramic tiling to walls, heated chrome towel rail, opaque double glazed window to rear, mirror vanity cabinet.

### **Separate WC**

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

## Rear Garden

Super mature rear garden beautifully stocked with a large array of shrubs and plants with mature trees, including a Walnut and apple tree, an ancient oak, four apple trees, a plum tree, black currants and cultivated blackberries. Predominantly laid to lawn with impressive views across open countryside, further patio to the rear of the garden with water feature. There is a brick workshop/ storage shed with power and light with double glazed window, outside tap, courtesy lighting and power point, to the side is gated access to the front.

## Front

To the front of the property is a block paved driveway with parking for several cars, outside tap, inset lawn fore garden and attractive beech hedge along the one boundary.

## Tenure

The property is Freehold.

## Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

56 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

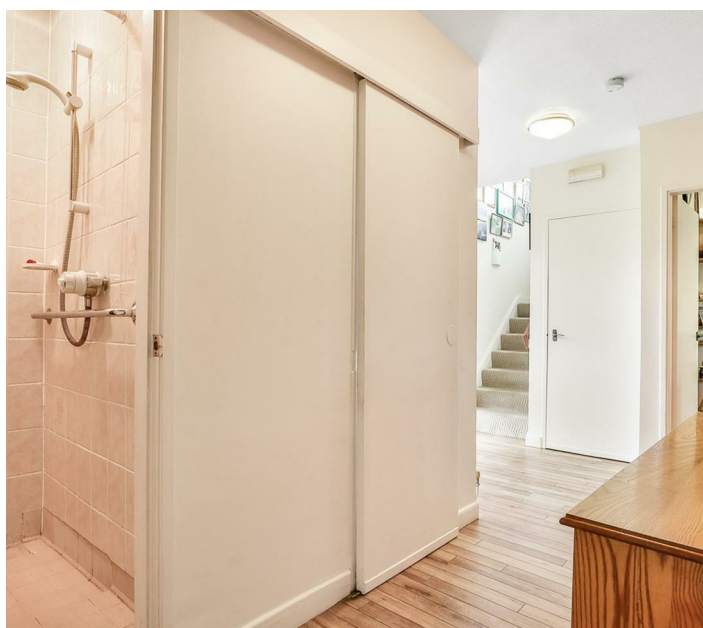
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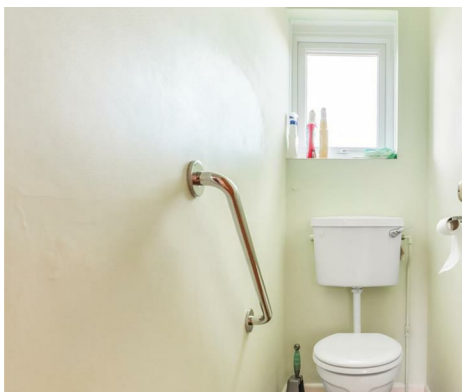
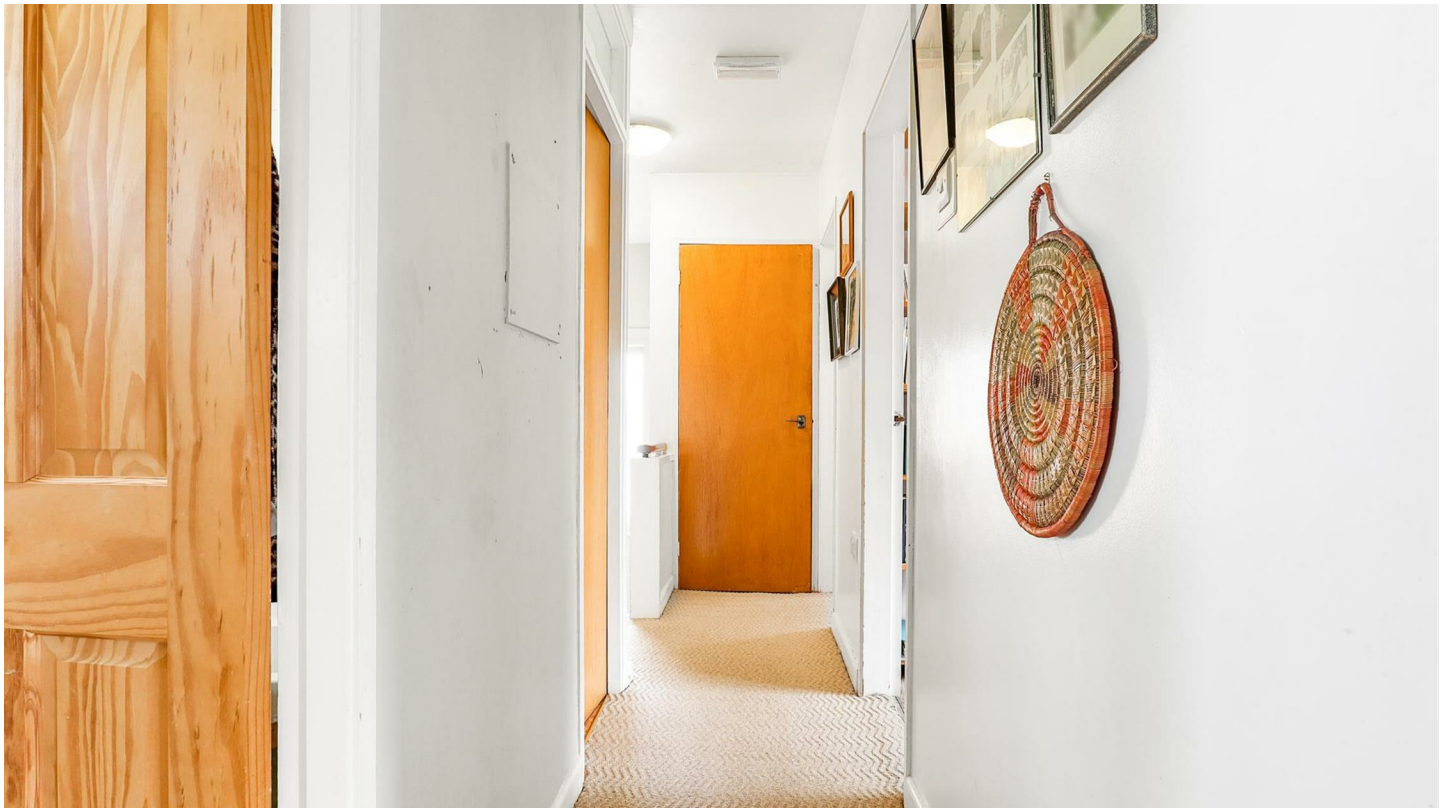
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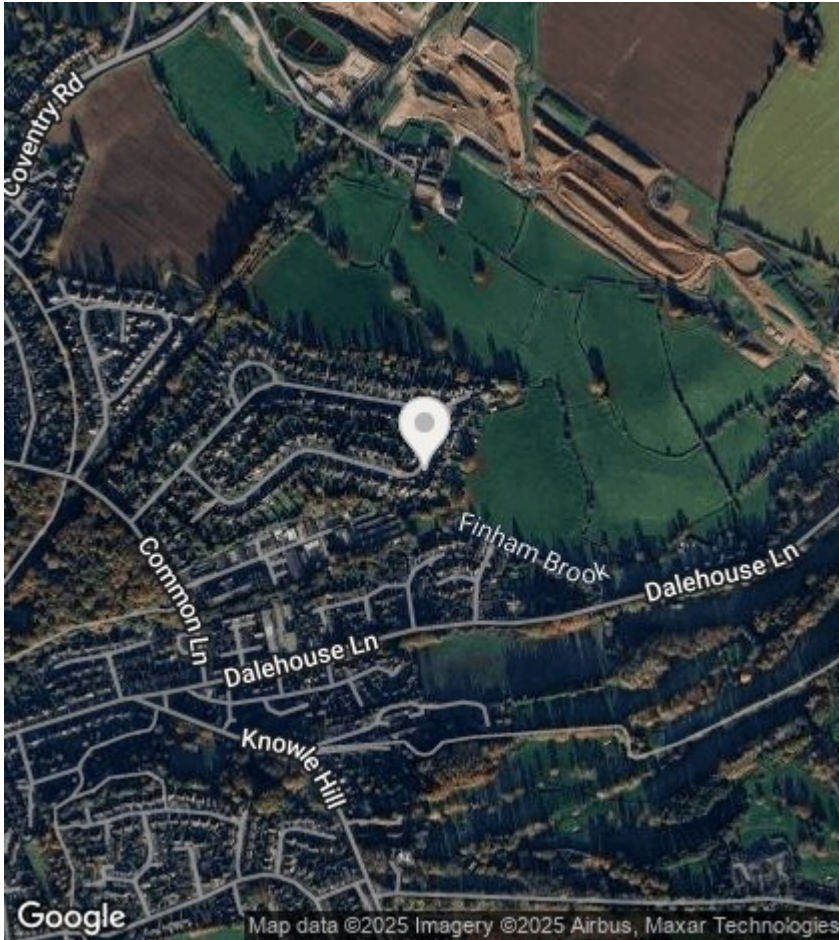
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## Fixtures And Fittings

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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(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	



**LOCATION**  
Inchbrook Road

**DETAILS**  
Total area: 2078.42 sq ft  
193.1m<sup>2</sup>



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estateam accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estateam is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estateam.

0' 4' 8' 12' 16'  
1:144

### ▼ Ground Floor

TOTAL AREA: 1460.64 sq ft · LIVING AREA: 1460.64 sq ft ·

### ▼ 1st Floor

TOTAL AREA: 617.79 sq ft · LIVING AREA: 617.79 sq ft ·

