



## Queens Road, Kenilworth, Warwickshire

Offers Over £440,000

- 1930s Extended Three/four Bedroom Semi Detached House
- Living Room With Wood Burning Stove
- Open Plan Dining Kitchen With Integrated Appliances
- Ground Floor Bedroom Four/ Reception Room
- Family Bathroom, Small Rear Garden & Driveway Parking
- Open Porch & Hall
- Energy Rating D - 60
- Downstairs Shower Room Utility/ Store and Rear Lobby
- Three Bedrooms - Two Doubles
- Warwick District Council Tax Band C

# Queens Road, Kenilworth, Warwickshire

OPEN DAY SATURDAY 23RD NOVEMBER 12.00-13.30PM PLEASE CALL TO BOOK YOUR APPOINTMENT.

A conveniently located character extended and refitted three bedroom semi-detached house built in 1929, located in the heart of Kenilworth Town Centre on the popular Queens Road. The property offers; gas central heating, double glazing, open brick porch, reception hallway, front lounge with bay window and wood burning stove, refitted dining kitchen with integrated appliances, rear lobby, utility store, ground floor refitted shower room and ground bedroom four/family room first floor landing, three bedrooms ( 2 doubles), family bathroom, private low maintenance courtyard garden, front driveway parking for two cars. The property benefits from modern gas fired central heating/double glazing and viewing is advised.



Council Tax Band: C



### Approach

Over a block paved driveway to a feature open brick arch porch with quarry tiled hearth, hardwood panelled and opaque glazed front door with matching windows either side into the

### Reception Hall

With Kardean flooring, vertical radiators, stairs rising to the first floor with useful understairs storage cupboard housing the 18th edition electric isolation unit also housing the electric and gas meter, smoke alarm, two ceiling lights, oak panelled and glazed door into the

### Lounge

10'0" x 13'6"

With feature walk in double glazed bay window with fitted shutters, t.v. point, ceiling light, feature inset wood burning stove with oak mantle, useful floating shelves to either side of the fireplace, feature radiator.

### Dining Room

17'3" x 11'3"

With Kardean flooring, feature double glazed French doors with full height double glazed windows either side, feature recessed gas stove, LED ceiling down lighters, space for large table, three stool breakfast bar, vertical radiator, opening to the

### Kitchen

13'1" x 7'10"

Comprehensively refitted with a range of matching Cobham blue base and wall units with marble effect square edged work surfaces, one and a half bowl granite composite sink with chrome mixer tap, ceramic tiling to splash back, integrated appliances to include a AEG induction hob, Beko fan assisted oven and grill with single oven and microwave combi, 70/30 fridge freezer, dishwasher, double glazed window to rear, LED ceiling down lighters, oak panelled and glazed door into the

### Lobby

With double glazed door to rear, ceiling downlighters, door to

### Downstairs Shower Room

Refitted with a three piece white suite with low level w.c., vanity wash hand basin with cupboard below, large walk in shower enclosure with brick bond style ceramic tiles to walls, mains fed black powder coated shower and attachments, heated towel rail, extractor, opaque double glazed window to rear, fitted shelving, ceramic tiling to floor.

### Study/ Bedroom 4

10'1" x 7'9"

With two double glazed windows to side, LED downlighters, vertical radiator, door to the garage.

### Utility Store

5'6" x 7'9"

With LED downlighter, extractor, space and plumbing for washing machine and stacked tumble dryer.

### First Floor Landing

With matching white wood banister rail and spindles, opaque double glazed window to side, ceiling light, access to insulated and part boarded loft space with retractable ladder, mains smoke alarm, door to

### Front Double Bedroom

10'0" x 13'6"

With walk in double glazed bay window to front with fitted shutters, ceiling light, radiator.

### Rear Double Bedroom

12'11" x 11'5"

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

### Bedroom Three

8'3" x 8'0"

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

### Family Bathroom

With a three piece white suite with low level w.c., pedestal wash hand basin, freestanding roll top bath, ceramic tiled floor and walls, frosted double glazed window to front, LED ceiling light, heated towel rail.

### Rear Garden

Manageable courtyard style rear garden fully enclosed by a garden wall and fencing, laid to patio and small inset lawn, edged borders with climbing shrubs and plants.

### Front

To the front of property is a block paved driveway with parking for two cars and dwarf front wall.

### Tenure

The property is Freehold

### Services

All mains services are connected;  
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

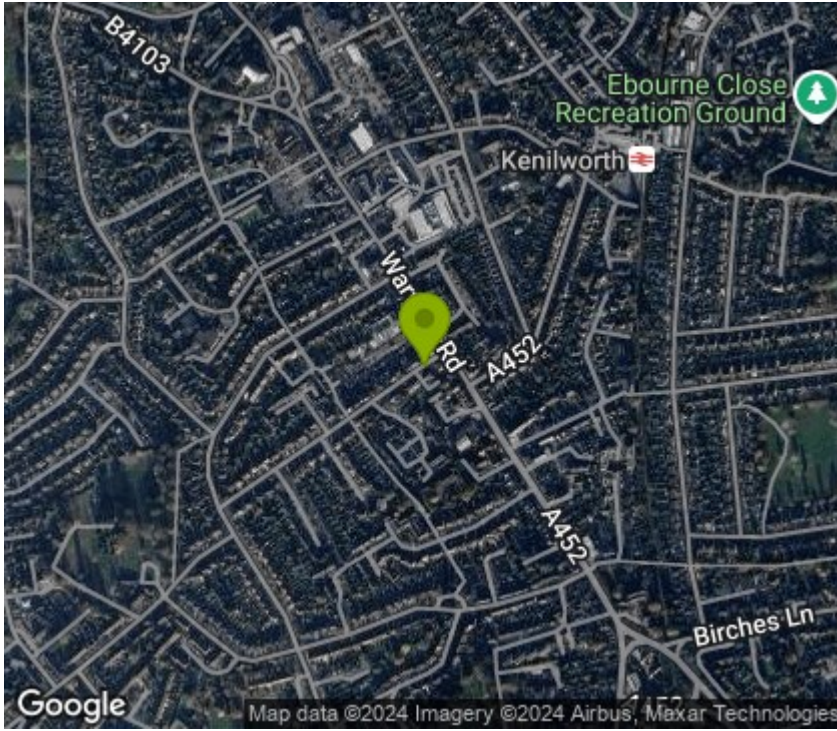
BT

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.

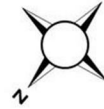
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

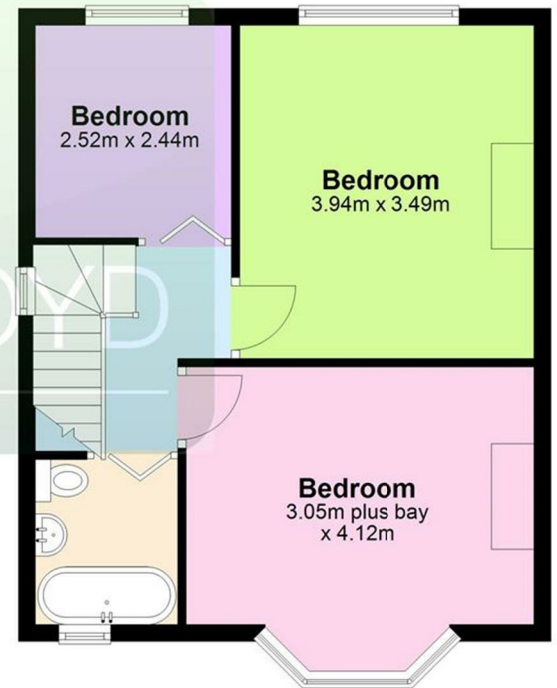
## Ground Floor

Approx. 68.9 sq. metres



## First Floor

Approx. 42.6 sq. metres



Total area: approx. 111.5 sq. metres