



## Sunningdale Avenue, Kenilworth

Offers Over £500,000

- Three Bedroom Detached House Modernisation & Improvement Required
- Lounge & Dining Room
- Fitted Kitchen With Utility lobby And Store
- Three Bedrooms - Two Doubles
- Lovely Rear Garden, & Driveway Parking To Front- No Onward Chain
- Spacious Hall & Cloakroom W.C
- Energy Rating D - 62
- Single Garage
- Bathroom
- Warwick District Council Tax Band E



# Sunningdale Avenue, Kenilworth

Three Bedroom Detached House – Modernisation & Improvement required.

1950's detached house with considerable extension potential subject to the usual planning consents now requiring modernisation and improvement, having a superb rear garden and located in the sought after Park Hill and Thorns School catchment area. This detached house offers central heating (modern boiler) and double glazing and comprises of a spacious entrance hall, fitted cloakroom, front living room, dining room, kitchen, utility lobby and utility, first floor landing, 3 bedrooms ( 2 doubles), bathroom, garage, and sizable rear garden. To the front of the property there is off-road parking and an attractive lawned fore garden with established shrubs and hedging. The property is offered for sale with no onward chain and immediate vacant possession.



Council Tax Band: E



### **Approach**

Approach over a block paving driveway to a glazed porch and front door into the Reception hall. Spacious hall with original wood strip flooring, double glazed window to the side, ceiling light, leading to stairs rising to the first floor landing. Door off to Cloakroom W.C fitted with a low level w.c., wall mounted wash hand basin and also doors to kitchen and living room.

### **Cloakroom W.C.**

Fitted with a low level w.c., wall mounted wash hand basin, double glazed window to the front, ceiling light.

### **Reception hall**

Spacious hall with original wood strip flooring, stairs rising to the first floor landing, door to the

### **Living Room**

11'1" x 13'10"

With double glazed window to the front, TV point, radiator, ceiling light, living flame effect coal gas fire with marble composite inset heath mantle and surround. Opening to the

### **Dining Room**

9'8" x 10'2"

With double glazed patio doors overlooking the rear garden, ceiling light, radiator. Doorway to the

### **Kitchen**

12'3" x 9'10"

Fitted with a range of matching base and wall units with wood grain effect rounded edge work surface with ceramic tiling to splashback, space for cooker with gas hob and grill over. Hotpoint washing machine included in the sale, single drainer stainless steel sink unit, ceramic tiled floor, double glazed window to rear door to pantry cupboard with shelving.

### **Lobby**

With opaque panelled and glazed door with full height window either side to the side of the property, door to garage and door to the

### **Utility**

5'6" x 6'0"

With a window to rear, power and light. Ideal for a fridge freezer or tumble dryer.

### **Garage**

17'5" x 8'11"

With fiberglass up and over door to the front with power and light connected, fitted shelving also housing the electric and gas meter and the electric isolation unit.

### **First Floor Landing**

With double glazed window to side, access to insulated roof space, door to airing cupboard housing the Valliant condensing boiler servicing the hot water and central heating vented through the loft.

### **Double Bedroom One**

11'1" x 13'3"

Double glazed window to the front, radiator, coving, built in wardrobe with hanging and shelf with cupboard over.

### **Double Bedroom Two**

10'0" x 13'3"

Double glazed window to rear, radiator, built in wardrobe, with hanging and shelving with cupboard over

### **Bedroom Three**

8'2" x 6'10"

Double glazed window to front, radiator, built in over bulk head wardrobe/storage.

### **Bathroom**

With a three piece white suite with low level w.c., pedestal wash hand basin, steel bath with central mixer tap and shower attachments of the mixer tap, ceramic tiling to walls.

### **Rear Garden**

An attractive established rear garden, predominately laid to lawn with established perimeter boards with beech hedging down either side, pathway leading to the bottom of the garden, established shrubs, timber shed and greenhouse, full width re-laid patio and useful side gated access.

### **Front**

To the front of the property is a block paved driveway with front dwarf brick wall, inset lawn and hedged borders.

### **Tenure**

The property is Freehold



## Services

All main services are connected:

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

79 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

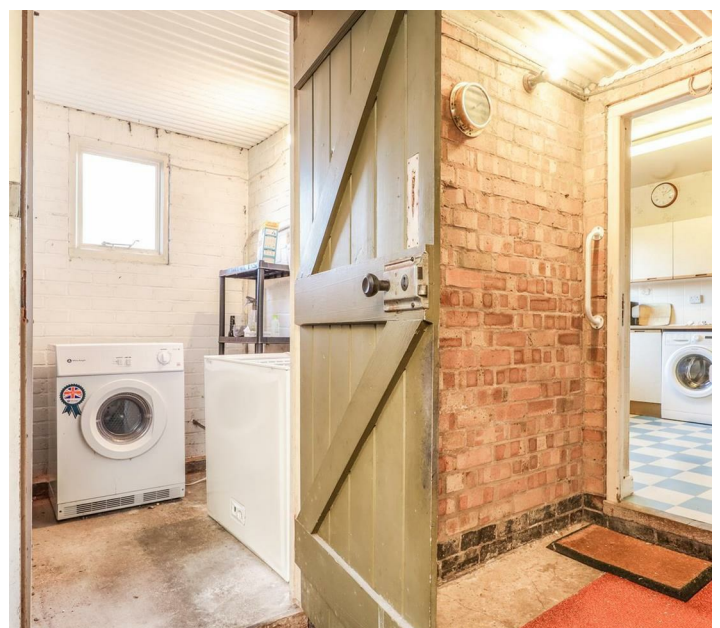
BT

Sky

Virgin

## Fixtures & Fittings

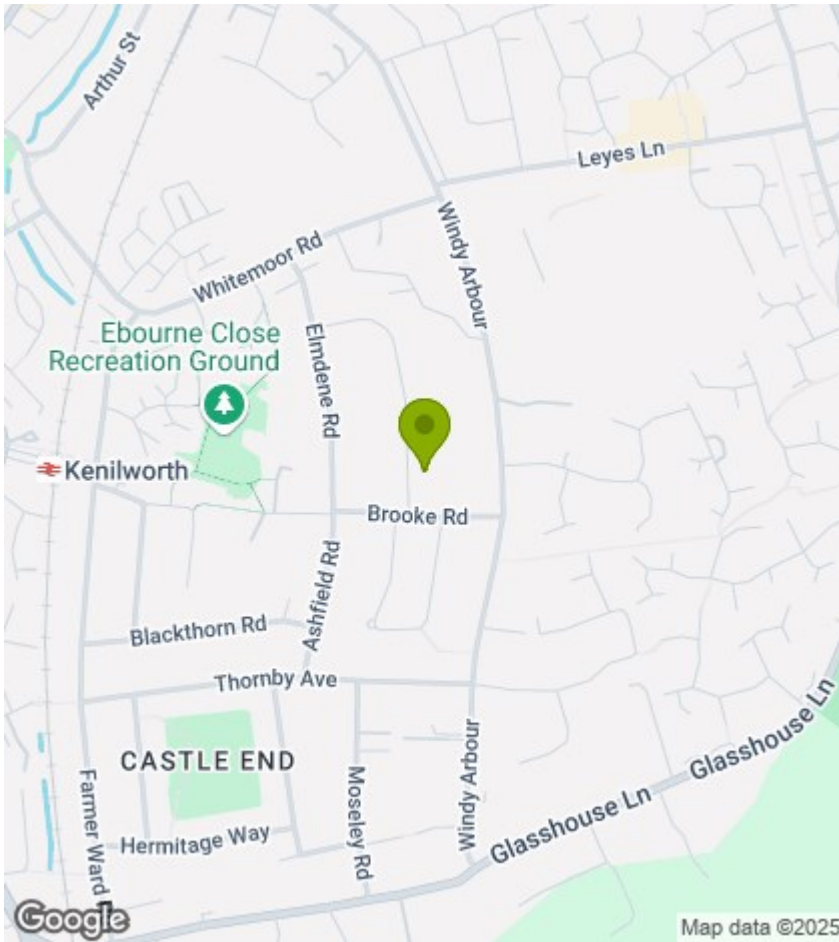
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.











## Viewings

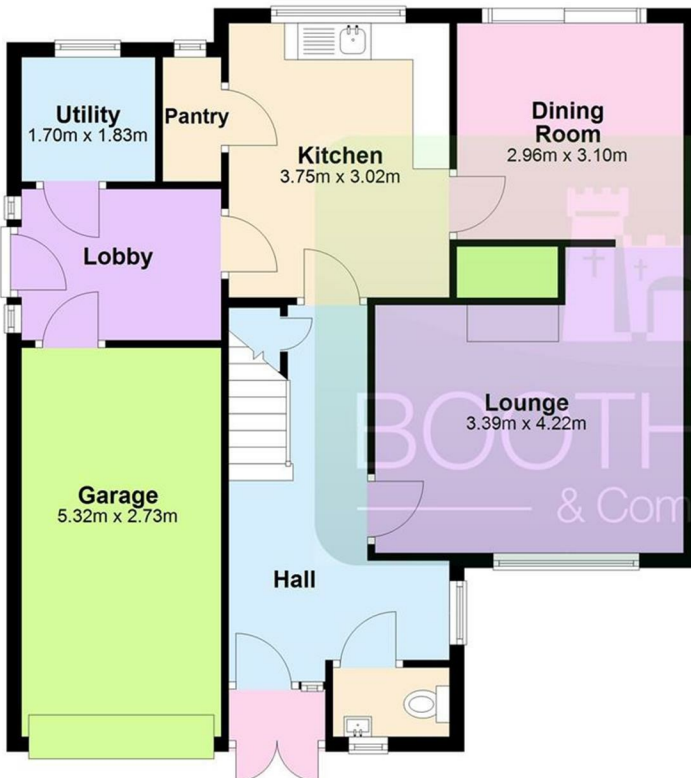
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		62	
(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	

**Ground Floor**  
Approx. 78.9 sq. metres



**First Floor**  
Approx. 45.6 sq. metres

