



## 31 Priorsfield Road, Kenilworth, CV8 1DA

£1,650 PCM

- Four Bedroom Semi-Detached House
- EPC Rating C
- Bathroom & Ensuite Shower Room
- Available 6th March 2025
- Garage & Driveway
- Gas Central Heating
- Good Size Established Rear Garden
- Popular Castle Side Of Town Within Priorsfield School Catchment
- Double Glazing Throughout
- Enclosed Porch & Hall

## 31 Priorsfield Road, Kenilworth CV8 1DA

A four-bedroom semi-detached house in this popular residential position, within close walking distance of Priorsfield primary school, occupying a good size plot with a private rear garden. The accommodation offers Fully enclosed extended porch, reception hallway, through living/dining room, modern kitchen, first floor landing, three bedrooms (two doubles), three-piece white family bathroom, second floor landing with double bedroom four with en-suite shower room, excellent eaves storage, good size rear garden, driveway with parking for two/three vehicles. Available Unfurnished 6th March 2025.



Council Tax Band: E



## **The Property**

An four-bedroom semi-detached house in this popular residential position, within close walking distance of Priorsfield primary school, occupying a good size plot with a private rear garden. The accommodation offers Fully enclosed extended porch, reception hallway, through living/dining room, modern kitchen, first floor landing, three bedrooms (two doubles), three-piece white family bathroom, second floor landing with double bedroom four with en-suite shower room, excellent eaves storage, good size rear garden, driveway with parking for three/four vehicles. Available Unfurnished 4th March 2024.

## **Modern Kitchen**

Fitted with a range of matching cream shaker style base and wall units, rounded edge work surfaces, integrated double electric oven and grill, four ring electric hob with extractor above, integrated eye level microwave, one and a half bowl sink with mixer tap, integrated fridge/freezer, washing machine and dishwasher, double glazed window to rear, vertical radiator.

## **Dining Room**

Space for large breakfast/dining table, radiator, double glazed window and matching PVCu patio door overlooking the garden.

## **Living Room**

With double glazed window to front, radiator, t.v. aerial point, feature in the wall electric fire.

## **Downstairs W/C**

Radiator, window to side, laminate flooring, W/C and wash hand basin.

## **Double Bedroom One**

Large double glazed window to front, radiator, central ceiling light with integrated storage cupboard

## **Double Bedroom Two**

Large double glazed window to rear, radiator, central ceiling light with integrated storage cupboard

## **Bedroom Three**

Large single with double glazed window to front, laminate flooring, radiator, central ceiling light.

## **Bathroom**

Shower over bath, tiled splashback, laminate flooring, W/C, Sink, window to side, heated chrome towel rail.

## **Double Bedroom Four**

Large double glazed window with views over rear garden, radiator, central ceiling light with integrated large storage room,

## **En-Suite Shower Room**

A three-piece white suite containing a low level w.c., wash hand basin with central chrome mixer, shower cubicle with matching shower head, travertine ceramic tiling to walls, double glazed window, ceiling light, heated chrome towel rail.

## **Garage**

Up and over door to front, fitted light, glazed window to rear and workbench.

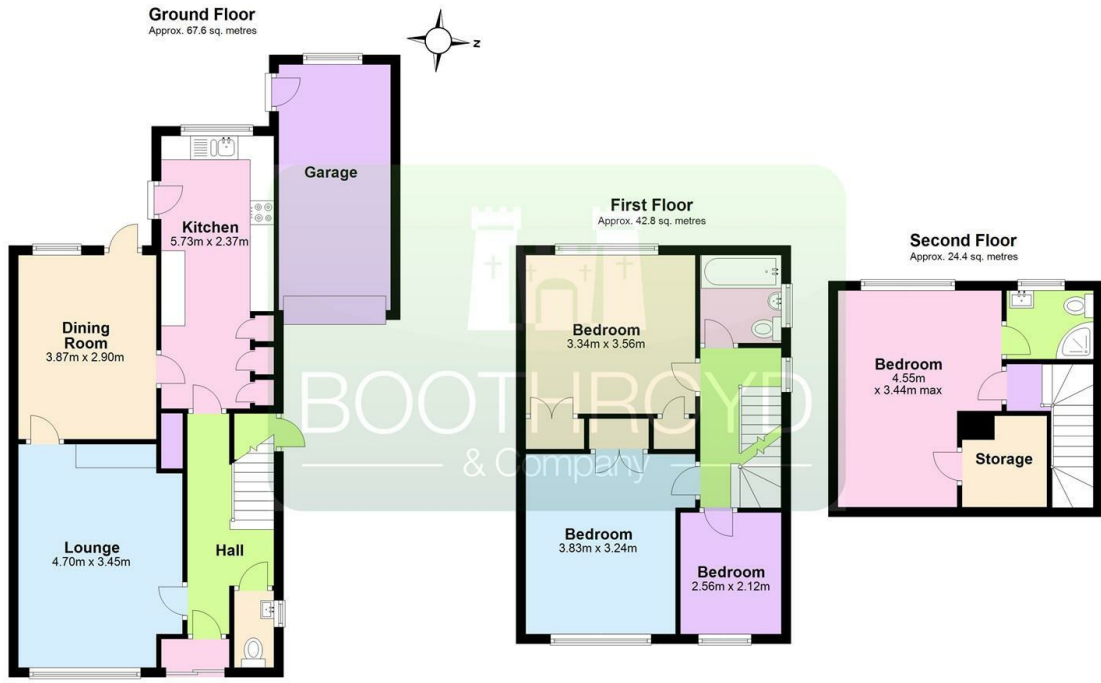
## **Rear Garden**

Fully enclosed by perimeter fencing with full width patio, well-kept borders with a good variety of shrubs and plants, timber garden shed and outside courtesy light.

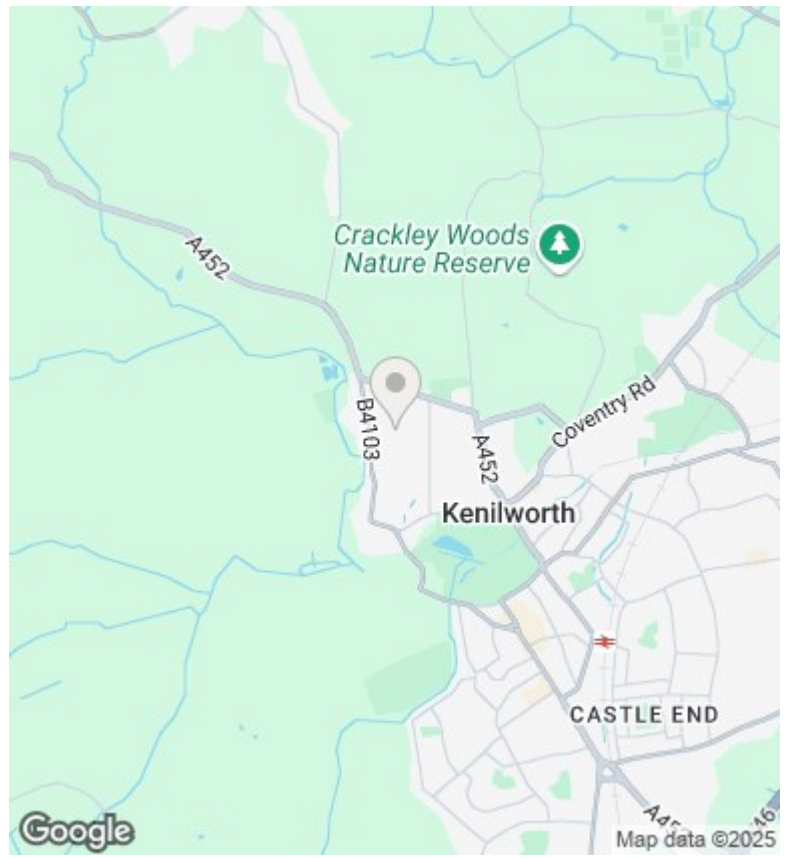
## **Outside**

To the front of the property there is a block paved driveway with parking for two/three vehicles.





Total area: approx. 134.8 sq. metres



Directions

Viewings

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

Council Tax Band

E

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