



Woodmill Meadow, Kenilworth

Offers In The Region Of £275,000

- Two Bedroom Modern Mid Terraced House
- Refitted Kitchen to Front
- Living/Dining Room To Rear
- Refitted Bathroom With Shower
- Single Garage & Drive To Front For One Car
- Open Porch & Reception Hall
- Energy Rating C - 69
- Two Double Bedrooms
- Private Rear Garden
- Warwick District Council Tax Band C

Woodmill Meadow, Kenilworth

An attractively designed two bedroom mid terraced house in a delightful cul-de-sac location, close to Kenilworth Common and in a quiet and pleasant residential location. The property benefits from double glazing, gas central heating, refitted kitchen and bathroom. The accommodation comprises: covered porch with fitted bin store with planter, entrance hallway with staircase rising to first floor, attractive living room overlooking the rear, two double bedrooms, fully fitted bathroom with shower, front single garage with parking to the front.



Council Tax Band: C



Approach

Over a shared tarmac driveway with gravelled and stone chipped pathway to a tiled and timber canopy porch with composite front door with matching glazed insets into the

Hall

With vinyl flooring, radiator, stairs rising to the first floor landing, ceiling light, Honeywell temperature control clock for the central heating, wall mounted electric isolation unit, alarm pad (now discontinued) and door to the

Kitchen

10'6" x 6'6"

Refitted with a range of matching white high gloss fronted base and wall units with brushed steel handles and wood block effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, slot in freestanding electric cooker and hob included in the sale with illuminated extractor hood over, space for large upright fridge freezer, space for washing machine, ceramic tiling to splash back, cupboard housing the Potterton Suprima central heating boiler, bow double glazed window to front, radiator, two ceiling lights.

Lounge

13'3" x 12'11"

With double glazed French doors leading to the rear garden and double glazed window to the rear aspect, radiator and under stairs storage cupboard, vinyl floor.

First Floor Landing

With ceiling light, smoke alarm, access to insulated loft, door to

Bedroom

10'6" x 12'11"

With double glazed window to front, radiator, built in wardrobe with hanging and shelving, built in over head airing cupboard housing the hot water cylinder and with slatted shelving.

Bedroom

11'3" x 7'9"

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

Bathroom

With a refitted three piece white suite with low level w.c., vanity wash hand basin with cupboard below panelled bath with mains fed shower over with chrome attachments and twin shower heads, white ceramic tiling to walls heated chrome towel rail opaque double glazed window to rear, polished porcelain flooring, downlighters, mirror, extractor fan.

Garage

Single Garage en block being the second garage from the right, with metal up and over door to front.

Rear Garden

With raised patio area and steps down to the garden ready to be landscaped. The garden is enclosed by panelled fencing, with attractive tree to rear.

Tenure

The property is Freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

60 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

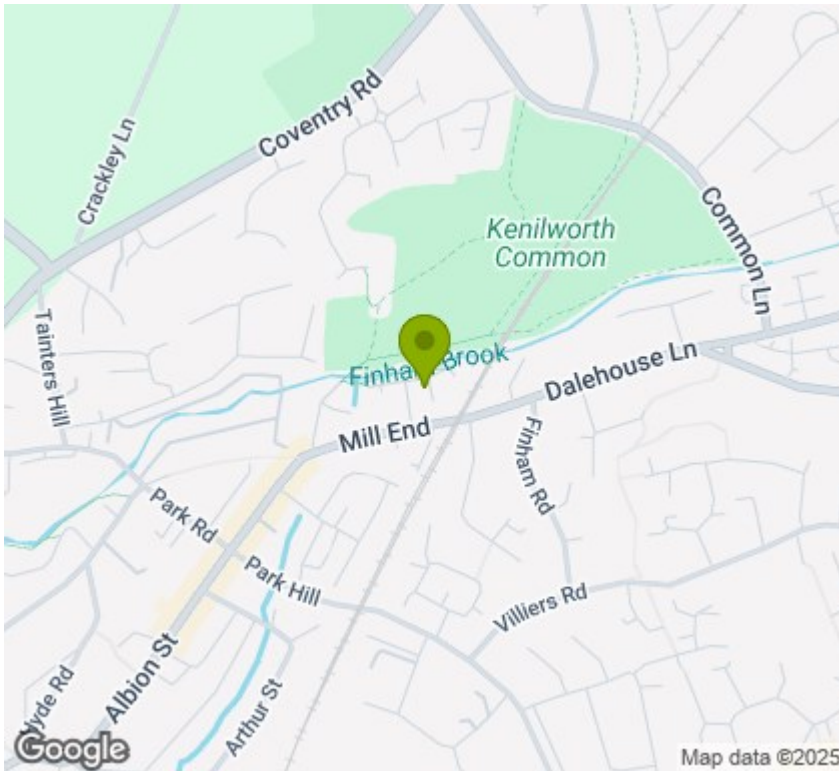
Virgin

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.

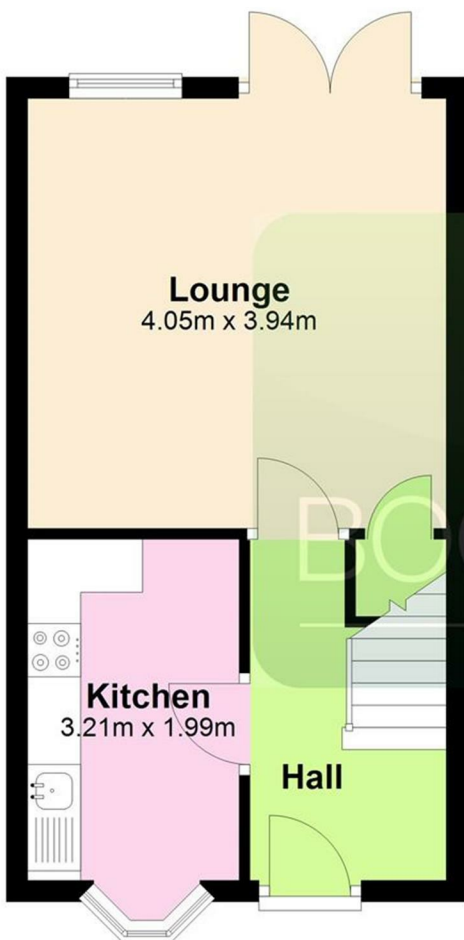
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(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. 29.0 sq. metres



First Floor

Approx. 29.0 sq. metres



Total area: approx. 58.0 sq. metres