



## Southbank Road, Kenilworth, Warwickshire. CV8 1LA

£1,000,000

- An Imposing Period Semi Detached House In The Kenilworth Town Centre Location
- Generous Accommodation Across Three Floors
- Beautiful Mature Rear Gardens
- Requiring Modernisation Throughout
- Offered With No Onward Chain
- Three Well Proportioned Reception Rooms
- EPC Rating E - 49
- Front Driveway And Detached Garage
- Five Bedrooms And Three Reception Rooms
- Warwick District Council Tax Band G

# 9 Southbank Road, Kenilworth CV8 1LA

An imposing semi detached house located on this highly desirable road in Kenilworth Town Centre. Offered with no onward chain the property does require modernisation but offers extensive accommodation across three floors. Benefitting double glazing and gas central heating the property is approached across a pea gravel drive and entered through a recessed porch into the central hallway. From the hallway there are three reception rooms, kitchen and shower room. Stairs take you down to the single chamber cellar and a staircase rises to the first floor landing. On the first floor are three bedrooms and family bathroom and a second staircase leads to the fourth and fifth bedrooms.

Outside is a beautiful rear garden and a detached side garage.

Viewing is strongly advised to understand the location and scope of this handsome period house.



Council Tax Band: G



### **Approach**

The property is approached across a pea gravel driveway and is set behind a formal laurel hedge. Steps rise up to the enclosed porch with Minton tiled floor

### **Entrance Hall**

Entered through a uPVC door. There is a dogleg staircase rising to the first floor landing, radiator and hardwood doors leading off.

### **Lounge**

14'0" x 13'7"

With a deep bay window to the fore, twin radiators and a tiled fireplace with an Adams style surround, matching hearth and housing a coal effect gas fire. Original cornicing and large double doors into the dining room.

### **Dining Room**

12'2" x 13'7"

Windows to the rear with a radiator beneath. Further radiator, picture rails and cornicing. Tiled fireplace with matching hearth with a brass fender, Adams style surround and housing an electric fire.

### **Sitting Room**

12'0" x 14'4"

Window to the fore, radiator, built in cabinet to the chimney recess and a storage cupboard.

### **Kitchen**

14'6" x 9'9"

Extended and refitted with a range of beech effect wall and base units. With a stone effect counter with an inset stainless steel sink unit set beneath the window to the rear. Eye level double oven and a halogen hob with extractor over. Built in dishwasher, tiling to splashbacks and a Worcester Bosch central heating boiler. Integrated fridge freezer and washing machine and a door and window to the side.

### **Shower Room**

With a white suite that comprises a close coupled wc, vanity wash hand basin and a shower cubicle with an electric shower. Radiator and a frosted window.

### **Cellar**

Having a single chamber and power and lighting provided.

### **Landing**

With stairs to the second floor, leaded and stained window to the rear, twin storage cupboards and doors off to.

### **Bedroom One**

12'3" x 14'7"

Currently arranged as a kitchen and having dual aspect windows, radiator and a storage cupboard

### **Bedroom Two**

13'1" x 13'5"

Window to the fore with a radiator beneath. Storage cupboard and box room off.

### **Bedroom Three**

11'5" x 13'4"

Window to the rear with a radiator beneath. Built in wardrobes and further cupboards.

### **Bedroom Four**

13'3" x 13'8"

Located on the second floor and having a window to the fore

### **Bedroom Five**

11'5" x 13'4"

Located on the second floor and having a window to the rear.

### **Side Garage**

19'8" x 11'9"

With double door opening

### **Mature Rear Garden**

With side pedestrian access and a gate that takes you into the rear gardens which has a small patio and two formal lawns. Enclosed with featherboard fencing and hedging.

### **Services**

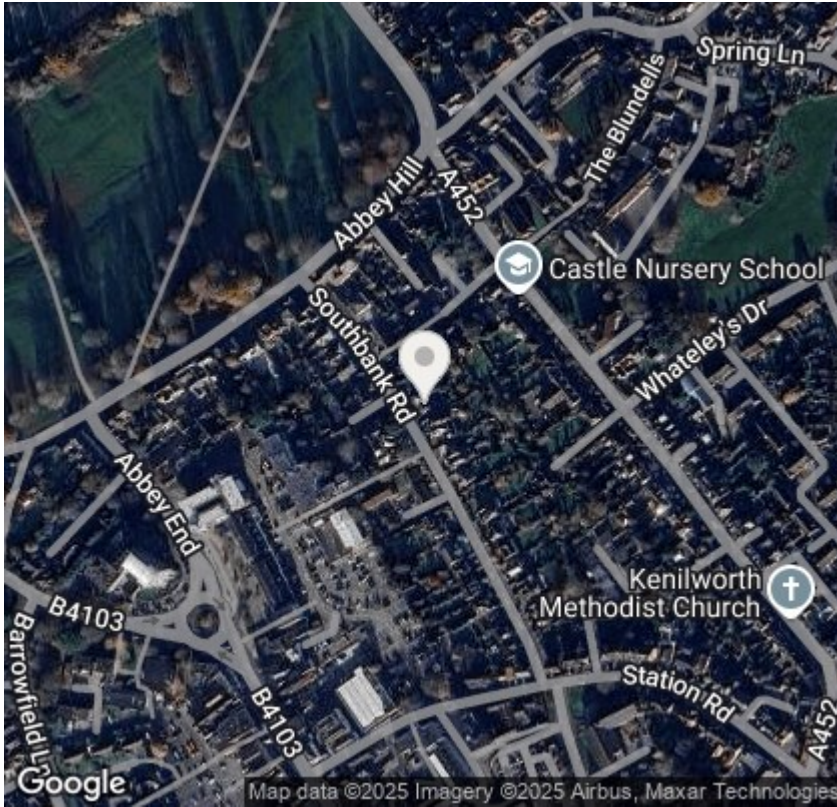
All mains services are provided.

### **Tenure**

The property is Freehold

### **Fixtures and Fittings**

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



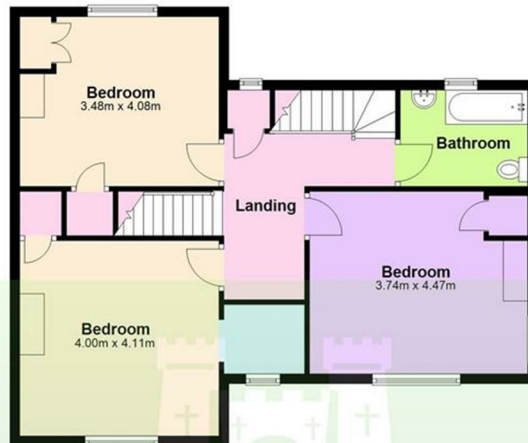
## Viewings

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

EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**First Floor**  
Approx. 71.8 sq. metres



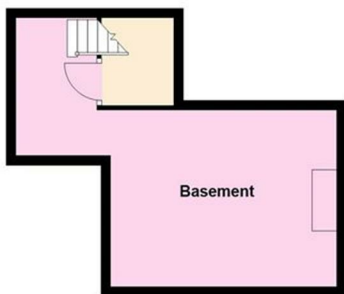
**Ground Floor**  
Approx. 118.8 sq. metres



**Second Floor**  
Approx. 35.6 sq. metres



**Basement**  
Approx. 24.6 sq. metres



Total area: approx. 250.8 sq. metres