



Priorsfield Road, Kenilworth

Offers In The Region Of £489,950

- Extended Four Bedroom Semi-detached House
- Front Living Room
- Impressive Open Plan Breakfast Kitchen With Island And Sitting Area
- Three Double Bedrooms And One Single Over Two Floors
- Lovely Rear Garden And Driveway Parking To The Front
- Enclosed Porch And Reception Hall
- Energy Rating C - 72
- Large Utility, Cloakroom W.C And Garage Store
- Refitted Bathroom
- Warwick District Council Tax Band E

Priorsfield Road, Kenilworth

OPEN DAY SATURDAY 29th MARCH 11.00-12.30PM PLEASE CALL FOR AN APPOINTMENT SLOT.

An extended quality four bedroom semi-detached house in Priorsfield School catchment, in a quiet residential road. This extended home comprises: reception porch, reception hallway, living room, extended breakfast kitchen, large utility room and cloakroom w.c first floor landing, three bedrooms (2 doubles), family bathroom with shower, second floor double bedroom, outside there is a lovely rear garden, tarmac driveway with ample parking for 2/3 vehicles with inset fore garden and an integral garage store. The property is offered for sale with double glazing, gas fired central heating and viewing is highly recommended.



Council Tax Band: E



Approach

Over a tarmacadam and block edged driveway to a glazed composite front door into the

Reception Porch

With inset matting, opaque double glazed window to side with coats area, ceiling light and step up to the

Hallway

6'3" x 16'4"

With opaque double glazed window to side, radiator, ceiling light, useful under stairs storage cupboard housing the electric and gas meters, 17th edition electric isolation unit.

Living Room

11'1" x 16'3"

With large double glazed bay window to front, radiator, ceiling light. T.v point.

Extended Open Plan Kitchen

17'9" x 19'2"

Kitchen area comprehensively fitted with a range of matching cream high gloss fronted base and wall units with brushed steel handles and 30mm marble effect quartz work surfaces with matching up-stands, integrated Siemens double electric fan oven and grill, four ring Siemens induction hob, space for large upright fridge, island unit the 300m quartz work surfaces with one and a half bowl stainless steel sink with retractable chrome mixer tap, ceramic tiling to floor, ceiling light, LED downlighters, radiator, opening to the

Family/Breakfast Area

With space for large breakfast or dining table, double glazed window overlooking the rear garden, space for sofas, sliding patio door to rear, two Velux windows, LED ceiling down lighters, two wall light points, radiator.

Utility Room

6'2" x 19'2"

Comprehensively fitted with a range of matching cream fronted high gloss base and wall units with brushed steel handles with 30mm quartz work surfaces with matching up-stands, one and a half bowl stainless steel sink with retractable chrome mixer tap, integrated Siemens microwave, space and plumbing for washing machine and separate dryer, cupboard concealing the Worcester Bosch

combination boiler servicing the hot water and central heating, LED downlighters, two Velux windows, double glazed door to the rear garden, door to

Cloakroom W.C

With a low level w.c, pedestal wash hand basin with tiled splash back, opaque double glazed window to rear, extractor fan, LED ceiling down light, radiator, ceramic tiled floor.

First Floor Landing

With matching painted banister rail and spindles, ceiling light, opaque double glazed window to side, door to airing cupboard with slatted shelving and heated white towel rail.

Double Bedroom One

11'8" x 12'6"

With double glazed window to front, ceiling light, radiator, built-in double wardrobe with hanging and shelf over.

Double Bedroom Two

11'8" x 11'11"

With radiator, ceiling light, double glazed window overlooking the rear garden, wardrobes recess with shelf over.

Bedroom Four

6'11" x 9'4"

With double glazed window to front, radiator, ceiling light, fitted shelving.

Refitted Bathroom

7'3" x 5'5"

With a three piece white suite with low level encased w.c, vanity wash hand basin with matching cupboard below, P shaped paneled carronite style bath with curved shower screen and mains fed shower with chrome fittings and attachments, ceramic tiles to walls with decorative borders, black ceramic tiles to floor, heated chrome towel rail, LED downlighters, opaque double glazed window to rear.

Second Floor Landing

With opaque double glazed dormer window to rear, door to

Loft Dormer Double Bedroom Three

13'8" x 13'7"

With double glazed dormer bay window to rear,

radiator, front Velux, ceiling light, useful eaves storage.

Garage Store

6'2" x 4'10"

With twin upvc opening doors to the front. Useful shelving, step and fire door into the utility room.

Rear Garden

Being a rear feature of the property, a sizeable garden mainly laid to lawn with deeply weaved borders stocked with a excellent variety of perennial shrubs and plants, with full width patio, water feature, small bespoke shed and greenhouse, outside tap and courtesy light and power points.

Front

To the front of the property is a tarmacadam and block edged driveway with parking for 2/3 cars, inset low maintenance corner fore garden.

Tenure

The property is Freehold.

Services

All mains services are connected;
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

105 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Fixtures And Fittings

All fittings and fixtures 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			
(81-91) B			
(69-80) C		72	82
(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	



North

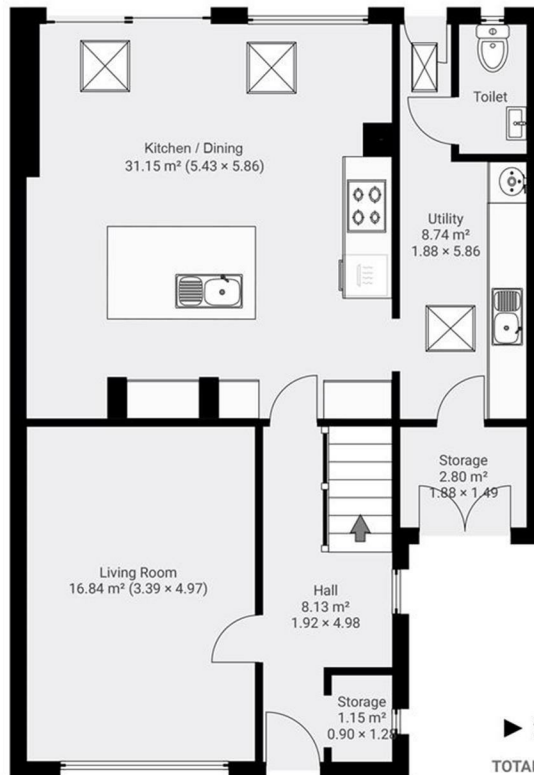
Scale: 1:139.09 m²
1:1497.1 sq.ft



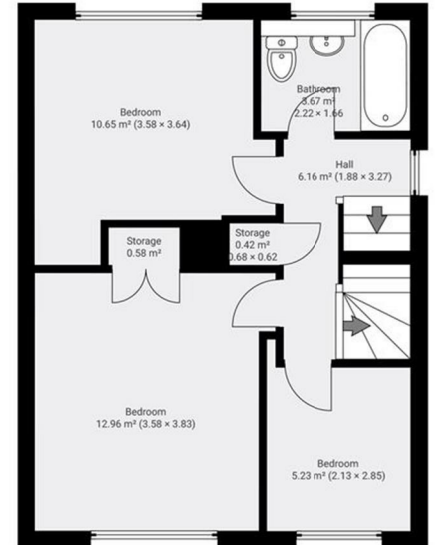
Dimensions provided in this floor plan are for guidance purposes only and may not be entirely accurate due to scaling, construction variances, and other constraints. This plan should be used in accordance with the property's layout and not as a substitute for precise measurements. ESTATEAM cannot be held responsible for any inaccuracies, errors, or omissions on the floor plan. By accessing or using this floor plan, you agree that ESTATEAM is not liable for any discrepancies between the actual property dimensions. Floor plan by ESTATEAM.

Scale: 1:139.09 m²
1:1497.1 sq.ft

▼ Ground Floor TOTAL AREA: 70.70 m²



▼ 1st Floor TOTAL AREA: 39.65 m²



► 2nd Floor TOTAL AREA: 28.74 m²

