



Westonbirt Close, Kenilworth

£289,950

- Two Bedroom Semi-Detached House
- Driveway And Garage
- Fitted Wardrobes In Bedrooms
- Gas Central Heating
- No Onward Chain
- Bathroom With Shower
- EPC Rating C -74
- Full Double Glazing
- Rear Garden
- Early Viewing Advised

Westonbirt Close, Kenilworth CV8 2PL

A well-positioned attractively presented two-bedroom semi-detached house on the popular Knights Meadow development on the outskirts of Kenilworth. The accommodation comprises a vestibule hall, good sized living room with staircase rising to the first-floor landing, dining kitchen, two excellent double bedrooms, fitted wardrobes, bathroom with shower, gas central heating, full double glazing, garage, south facing garden. The garage is approached by a drive with parking for up to three cars. The property is offered for sale with vacant possession and no onward chain.



Council Tax Band: C



Porch

Approached over a concrete driveway to a porch with radiator and window to front. Glazed door to

Lounge

17'6" x 12'11"

Two radiators, coving to ceiling, double glazed window to front and staircase rising to first floor, with useful under stairs storage cupboard.

Kitchen/Dining Room

8'11" x 12'11"

Comprehensively fitted with a range of matching beech fronted fitted base and wall units with black marble effect worktops, ceramic tiled splashbacks, single drainer stainless steel sink unit, space and plumbing for automatic washing machine, four ring electric hob with Zanussi fan assisted single oven below, wall mounted Vaillant gas fired combination boiler, double glazed window and door leading to the rear garden, space for breakfast or dining table and radiator.

First Floor Landing

With stairs rising to the first floor with wall mounted electric isolation unit and new Valliant timer control clock for the central heating, access to roof space, with all doors leading off

Bedroom

9'0" x 12'11"

With fitted wardrobes to one wall with hanging and shelving, double glazed window and a radiator.

Bedroom

12'11" x 8'11"

With double door built in sliding door wardrobe cupboards, concealing the former airing cupboard providing additional storage, double glazed window to rear and radiator.

Bathroom

Fitted with a three piece white suite with panelled bath with full tiled surround with Triton electric shower over with shower rail, pedestal wash hand basin, low level w.c, LED ceiling light, and shaver point, radiator, vinyl floor, mirrored vanity cabinet, opaque double glazed window to side.

Outside

Front garden mainly laid to shingle, side driveway with car parking space and access to a

Detached Brick Garage

With metal up and over door to front, power and light connected and side personal door and rear window.

Rear Garden

The rear garden is principally laid to lawn with flower beds and borders, outside water tap, south facing aspect and a good degree of privacy.

Fixtures And Fittings

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



Viewings

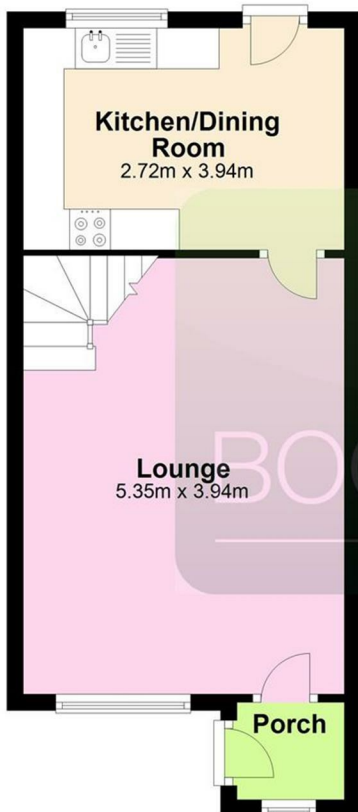
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(69-80) C			
(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	

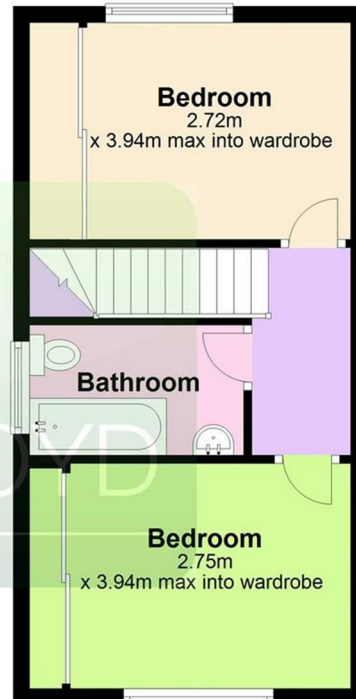
Ground Floor

Approx. 33.9 sq. metres



First Floor

Approx. 32.4 sq. metres



Total area: approx. 66.3 sq. metres