



## Barrow Road, Kenilworth

£570,000

- Town Centre Family House
- Two Generous Reception Rooms
- Single Bay Fronted Mid Terrace
- Stunning Open Plan Kitchen/Dining
- Three Well Proportioned Bedrooms
- High Quality Refurbishment
- EPC Rating C - 75
- Utility Cupboard & Cloakroom
- New Double Glazing Throughout
- Warwick District Council - Tax Band D

# Barrow Road, Kenilworth

A quite superbly remodelled and tastefully presented imposing single bay fronted terrace house situated in the heart of Kenilworth, beautifully modernised and redeveloped this property is located off the Warwick Road in the Town Centre. The property has extensive ground floor living accommodation, benefitting double glazing and gas central heating. You enter a porch and then into the main hallway with original Minton tiled flooring and all doors off. There is a living room and a versatile open plan second lounge/snug with glazed doors onto the extended refitted kitchen with underfloor heating and bi-fold doors, refitted cloakroom. On the first floor are three well-proportioned bedrooms and a luxury four piece bathroom. There is an attractive rear garden with slate patio. To the rear of the property is a extra garden (300 m sq), fully enclosed by fencing and mainly laid to lawn with screening hedging, there is also the addition of a large/storage unit on the garden that could be used as a home gym (5m x 10m). The property is offered for sale with vacant possession and no onward chain. Viewing is highly recommended.



Council Tax Band: D



## **Porch**

Entered through a new composite glazed door with Minton tiled floor and a further door into the hallway.

## **Lounge**

12'5" x 11'5"

With a replacement double glazed bay window to the fore with fitted shutters and a radiator beneath. Picture rails and cornicing and a wall.

## **Hallway**

With stairs rising to the first floor landing, Minton tiled floor, picture rails, radiator and doors off to

## **Kitchen/Family Room**

25'5" x 17'2"

Comprehensively refitted and remodelled with a wood grain effect pale green range of matching base units with 30mm Quartz work surfaces with matching upstand splashback, twin integrated under counter Bosch fan assisted oven with grills and wine chiller, island unit with matching Quartz work surfaces with twin bowl ceramic sink with Quooker instant boiling mixer tap, integrated dishwasher, bin draw, utility cupboard housing the Bosch washing machine and tumble dryer above, slate floor with under floor heating through, space for large dining table and sofas overlooking the garden through feature four leaf aluminium bi-fold doors, space for wood burning stove, door to the

## **Dining Room/Snug**

14'11" x 11'5"

French doors into the breakfast kitchen, radiator, picture rails and cornicing, ceiling light, feature stone fireplace recess and matching hearth, luxury new carpet and double glazed doors.

## **Cloakroom**

With a two piece Rak ceramic suite with wall hung wash hand basin with central mixer tap, wall hung encased w.c with central chrome flush and Quartz vanity top with matching upstands, LED downlighters, under floor heating.

## **Landing**

Access to the insulated loft space with retractable ladder, radiator, picture rails and doors off to

## **Bedroom**

12'5" x 11'6"

Replacement double glazed window to front with fitted shutters, radiator beneath, ornate cast iron fireplace and picture rails.

## **Bedroom**

15'0" x 11'6"

With replacement double glazed window to the rear with a radiator beneath, ornate cast iron fireplace and picture rails, feature ceiling light.

## **Bedroom**

11'11" x 7'5"

With replacement double glazed window to the rear with a radiator beneath, ornate cast iron fireplace, picture rails and airing cupboard.

## **Bathroom**

With a luxury refitted white suite with freestanding bath, close coupled w.c, wall mounted wash hand basin and a shower cubicle with a thermostatic shower. Tiling to floor and walls, LED downlighters, double glazed window to the front and a heated towel rail.

## **Outside**

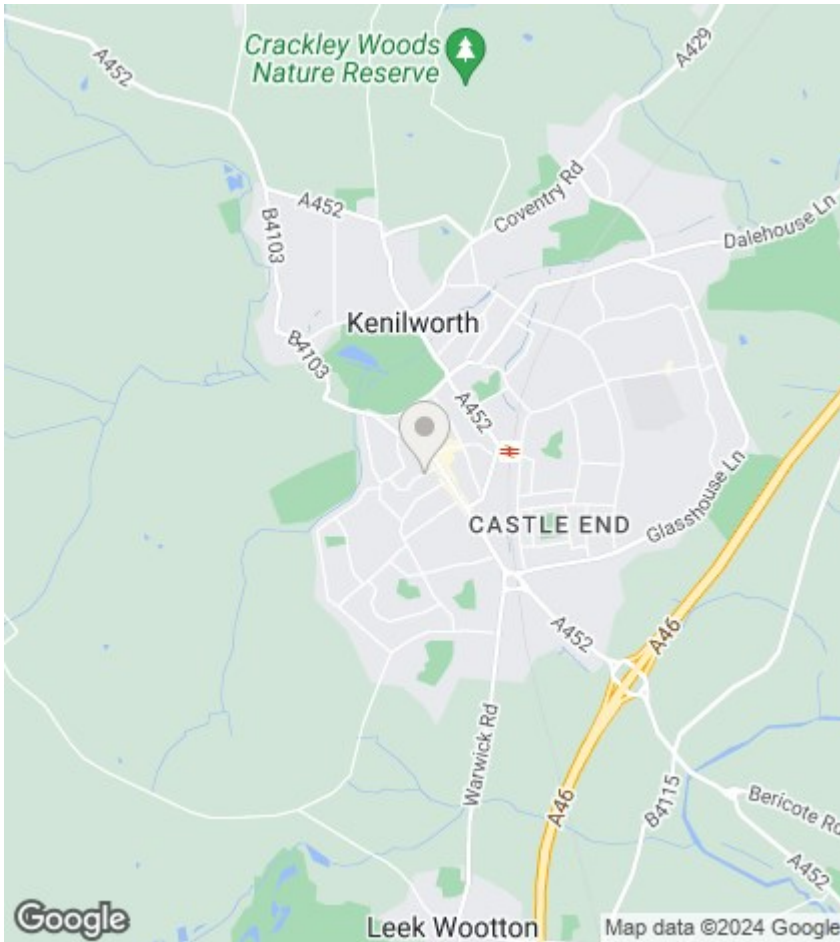
The attractive rear garden has new slate patio, the garden is mainly laid to lawn with mature trees and shrubs, with rear gated pedestrian access.

## **Extra Garden**

There is an extra parcel of garden to the rear of the property (300 m sq), fully enclosed by fencing and mainly laid to lawn with screening hedging, there is a large storage unit on the plot that could be used as a home gym (5m x 10m).

## **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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</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	

