



Highland Road, Kenilworth

Offers In The Region Of £595,000

- Three Bedroom Detached House With No Onward Chain
- Backs Onto Open Fields
- Porch, Hallway And Ground Floor Wet Room
- Breakfast Kitchen
- Garage, Carport And Good Size Rear Garden
- Comprehensive Modernisation Required
- Energy Rating D - 60
- Lounge, Separate Dining Room With Sun Room Off
- Three Double Bedrooms And Bathroom
- Warwick District Council - Tax Band F

Highland Road, Kenilworth CV8 2EU

A substantial detached 1950s built bungalow on a garden plot of 0.2 of an acre. Set in a popular and highly regarded residential road on the north side of Kenilworth. In Need of comprehensive modernisation and extension the property has gas heating and double glazing and is available with immediate vacant possession. Briefly, the accommodation comprises: enclosed porch, reception hall, wet room w.c, lounge and separate dining room, garden room, breakfast kitchen and lobby utility area. To the first floor there is a family bathroom, three bedrooms (two double bedrooms), long driveway approach, single garage and side carport and good size garden with well screened mature gardens backing onto open fields. Viewings Saturday the 9th March 10-12pm, please call us to arrange a viewing slot.



Council Tax Band: F



Approach

Over a tarmacadam driveway to an enclosed uPVC double glazed porch, hardwood panelled door with frosted and leaded glazed inset with matching window into the

Reception Hall

With ceiling light, stairs rising to the first floor, radiator, smoke alarm, door to the

Shower Room

With a low level w.c, wall mounted half pedestal wash hand basin with chrome mixer tap, mirrored vanity cabinet, tiling to all walls, nonslip floor, grab rails and electric shower, ceiling light, extractor fan.

Lounge

11'6" x 11'10"

With double glazed window to front overlooking the green, original open fire with tiled surround and hearth with drop in electric bar fire, coving, original glazed window overlooking porch and to other side, sliding doors into the

Sitting Room

11'10" x 11'10"

With glazed window to side, ceiling light, coving, radiator, patio doors into dining room.

Dining Room

6'8" x 13'8"

With surrounding double glazed windows and fitted blinds, door to garden.

Kitchen

8'5" x 13'11"

In need of modernisation with Elizabeth Arden matching base and wall units, single drainer stainless steel sink, leisure range master style cooker into inglenook, space for upright fridge freezer and plumbing for dishwasher, arch to the

Breakfast Room

6'8" x 10'11"

With double glazed windows overlooking the garage and open fields beyond, vinyl floor.

Side Lobby

With double glazed door to side, under stairs area with space and plumbing for washing machine and wall mounted electric isolation unit.

First Floor Landing

Split level stairs rising to the first floor with double glazed window to front, ceiling light, useful double storage cupboard, built in airing cupboard with slatted shelving, door to

Double Bedroom Two

11'6" x 11'10"

With double glazed window to front, two ceiling lights, radiator.

Double Bedroom One

11'10" x 11'10"

With double glazed window to rear with lovely countryside views, radiator, ceiling light.

Bedroom Three

8'5" x 7'6"

With double glazed window to rear, radiator, ceiling light, built in wardrobe with high level storage and matching desk with drawers, mirror and two vanity wall lights.

Bathroom

Three piece champagne coloured suite with low level w.c, pedestal wash hand basin, shower bath with central mixer tap and shower attachment with fitted screen, opaque double glazed windows to rear and side, radiator, vinyl floor, ceiling light, extractor fan, storage cupboards.

Garage

With metal up and over door to front, pedestrian door to side.

Rear Garden

A delightful feature of the property predominantly laid to lawn with beach and laurel hedging to either boarder, pathway leading to the top of the garden with shed and lovely views over farmers fields, side access to the front.

Front

To the front of the property is a brick wall and sloped tarmacadam driveway leading to the carport, the front fore garden has a variety of established shrubs and magnolia tree.

Tenure

The property is Freehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
3 Mbps
Superfast
52 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(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. 69.5 sq. metres



First Floor
Approx. 50.7 sq. metres



Total area: approx. 120.2 sq. metres