



Towers Close, Kenilworth

£528,000

- Extended 1960s Three Bedroom semi Detached House
- Separate Lounge
- Superbly Extended Dining Kitchen
- Three Good Bedrooms- Two Doubles
- Large Rear Garden
- Open Porch & reception Hall
- Energy Rating C
- Utility & Cloakroom W.C
- Four Piece Family Bathroom
- Warwick District Council Tax Band D

Towers Close, Kenilworth

A fully remodelled, refitted and extended three bedroom semi-detached property in a sought after residential location, built to the 1960 Sunshine design. Situated in a quiet yet convenient location and within easy access to Kenilworth town centre. The accommodation offers; open porch, reception hallway, extended refitted dining kitchen with bi-fold doors and separate utility and cloakroom w.c., fitted kitchen, good size through lounge with feature in the wall gas fire, first floor landing, three bedrooms (2 doubles), large three piece family bathroom, superb 100' rear garden fully enclosed and not overlooked. To the front and side of the property there is parking for several vehicles with a single garage. The property is offered for sale with full double glazing, gas fired central heating and viewing is strongly recommended.



Council Tax Band: D



Approach

Approached over a concrete and paved driveway with step up to an open porch with quarry tiled floor and brick pillar with hardwood panelled and opaque and leaded glazed front door with step up to the

Hall

With stairs rising to first floor landing, original solid oak strip flooring, telephone point. Stairs rising to first floor landing, ceiling light point, radiator, corner leaded double glazed sunshine window, panelled door to useful under stairs storage cupboard, wall mounted electric isolation unit, panelled door through to the

Lounge

14'9" x 11'11"

With double glazed and leaded window to front, ceiling light, coving, feature recessed living flame effect gas fire into the chimney best.

Family Room

13'5" x 9'10"

With ceiling light, radiator, t.v. point, opening to the

Kitchen/ Dining Room

12'2" x 17'1"

Kitchen area comprehensively refitted with a range of matching Wren Italian concrete flagship units with Quartz 30 mm square edged work surfaces with glazed tiled splash backs, under counter mounted twin bowl composite sink with chrome mixer tap, five ring Zanussi stainless Steel gas hob with illuminated stainless steel extractor hood above, Neff slide and hide electric fan oven and grill with second oven and warming draws, Bosch dishwasher, space for American style fridge freezer, feature vertical radiator, porcelain flooring, space for breakfast/dining table, LED downlighters, two large Velux windows, Double glazed French doors and window to rear, door to

Utility Room

7'3" x 8'1"

With space and plumbing for washing machine and separate dryer, heated chrome towel rail useful wall and full height storage cupboard, porcelain tiles to floor, walk in pantry or storage cupboard with shelves and double glazed window to side door, and doorway to

Cloakroom

With a low level w.c., vanity wash hand basin with cupboard below and central chrome mixer tap, extractor fan, LED downlighters.

First Floor Landing

With central ceiling light point, smoke alarm, matching banister rail and spindles. Double glazed window to side, access to insulated roof space with part boarding and panelled door through to

Double Bedroom One

14'9" x 10'11"

With radiator, leaded replacement double glazed window to front with corner Sunshine door with access to balcony.

Double Bedroom Two

13'6" x 9'11"

With double glazed window to rear, ceiling light, radiator.

Bedroom Three

9'4" x 7'3"

With corner leaded double glazed Sunshine window, central ceiling light point, built-in over stairs wardrobe with matching panelled fronted doors with hanging rail and two fitted shelves.

Family Bathroom

With a refitted four piece white suite, low level w.c., vanity wash hand basin with cupboard below and central chrome mixer tap, panelled bath, ceramic tiling to walls, opaque double glazed Sunshine window to side, heated chrome towel rail, wall mounted mirror anti mist LED vanity cabinet, range of recessed ceiling down lighters, door to airing cupboard housing the Baxi platinum combination boiler servicing the hot water and central heating vented through the loft.

Rear Garden

Fully enclosed by perimeter fencing and screening hedging with lawned garden with well kept borders with a good variety of shrubs and small trees, mature apple tree, full width patio, outside cold water tap, timber shed.

Outside

To the side of the property there is a paved and concrete driveway, outside power point, courtesy

light, parking for several vehicles, inset fore garden with low level brick wall and well kept borders with a good variety of shrubs

Tenure

The property is Freehold.

Services

All main services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

92 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Fixtures & 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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	

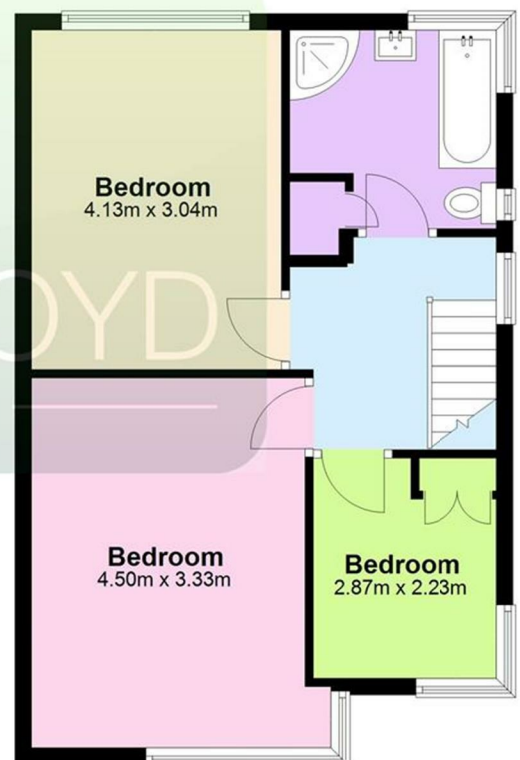
Ground Floor

Approx. 63.4 sq. metres



First Floor

Approx. 48.4 sq. metres



Total area: approx. 111.8 sq. metres