BOOTHROYD
& Company

Greensward Close, Kenilworth

Offers Over £343,000

- Three Bedroom Linked Semi Detached House
- Living Room & Family Room
- Breakfast Kitchen & Conservatory
- Attractive Rear Garden
- Gas Central Heating & Double Glazing
- Enclosed Porch & Recpetion Hall
- Energy Rating D - 66
- Three Bedrooms & Family Bathroom
- Garage Store & Driveway Parking
- Warwick District Council Tax Band C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

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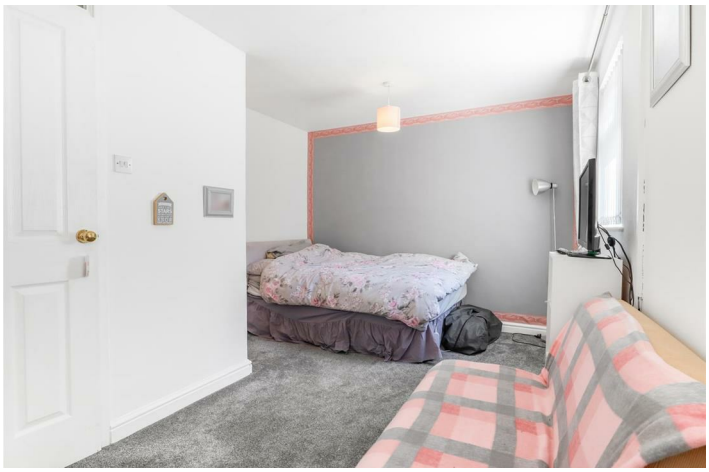
Greensward Close, Kenilworth

A well planned three bedroom linked semi-detached house situated in a quiet cull de sac with two reception rooms and a breakfast kitchen with conservatory off. Situated in a peaceful neighbourhood close to a nature reserve and Kenilworth Common. The property with gas fired central heating and double glazing has three good bedrooms and family bathroom, low maintenance private rear garden, driveway parking, and garage/store. Viewing is recommended.

3 1 2 D

Council Tax Band: C



Approach
Approached over a block driveway with paved path leading to an enclosed porch with utility meters, useful storage cupboard, PVCu double glazed front door, leading into the

Reception Hall
With wall mounted electric isolation unit, ceiling light, radiator, stairs rising to the first floor. Door to the

Lounge
12'3" x 12'4"
With coving, central ceiling light, radiator, double glazed window to front, feature living flame effect coal gas fire with tiled inset, hearth and pillars, T.V. aerial point, telephone point, door to inner lobby with wood laminate flooring, useful under stairs storage cupboard and door to the family room.

Kitchen/ Dining Room
8'9" x 15'8"
Fitted with a range of matching white base and wall units with brushed steel handles, black marble rounded edge work surfaces, black granite composite sink with chrome mixer tap sink ceramic tiling to splash backs, integrated appliances comprising; single electric fan assisted oven and grill, space and plumbing for washing machine, matching stainless steel gas hob with illuminated extractor hood above, space for upright fridge freezer, vinyl floor, space for breakfast or dining table and a double glazed door into the

Conservatory
6'6" x 8'2"
With surrounding double glazed windows and door to the garden with a pitched polycarbonate roof.

Family Room/ Bedroom 4
11'6" x 8'0"
With double glazed window and panelled and glazed door into rear garden, radiator, doorway if required into the garage store.

First Floor Landing
Stairs leading off the hallway with central ceiling light and smoke alarm, access to insulated and part boarded loft space, banister rail and matching spindles, panelled door to airing cupboard with combination boiler servicing the hot water and central heating range of slatted shelving.

Bedroom One
10'3" x 15'8"
With two double glazed windows to front, two ceiling lights, radiator, useful over stairs bulk head wardrobe with hanging and shelf.

Bedroom Two
11'1" x 9'6"
With double glazed window to rear, ceiling light.

Bedroom Three
11'10" x 8'0"
With eaves restriction and Velux window to rear and a radiator.

Bathroom
With a three piece white suite with low level w.c, vanity wash hand basin with chrome mixer tap and cupboard, panelled bath with Triton electric shower over with fitted shower screen, ceramic tiled walls, opaque double glazed window to rear, vinyl floor.

Storage
With power and light connected, metal up and over door to front which would be ideal for bike storage.

Rear Garden
Fully enclosed by perimeter fencing, laid to easy maintained patios and pathways with gravel boarders, outside courtesy light, cold water tap.

Front
To the front of the property there is a block paved driveway with parking for two/three cars, planted fore garden with gravelled finish.

Tenure
The property is Freehold.

Services
All mains services are connected.

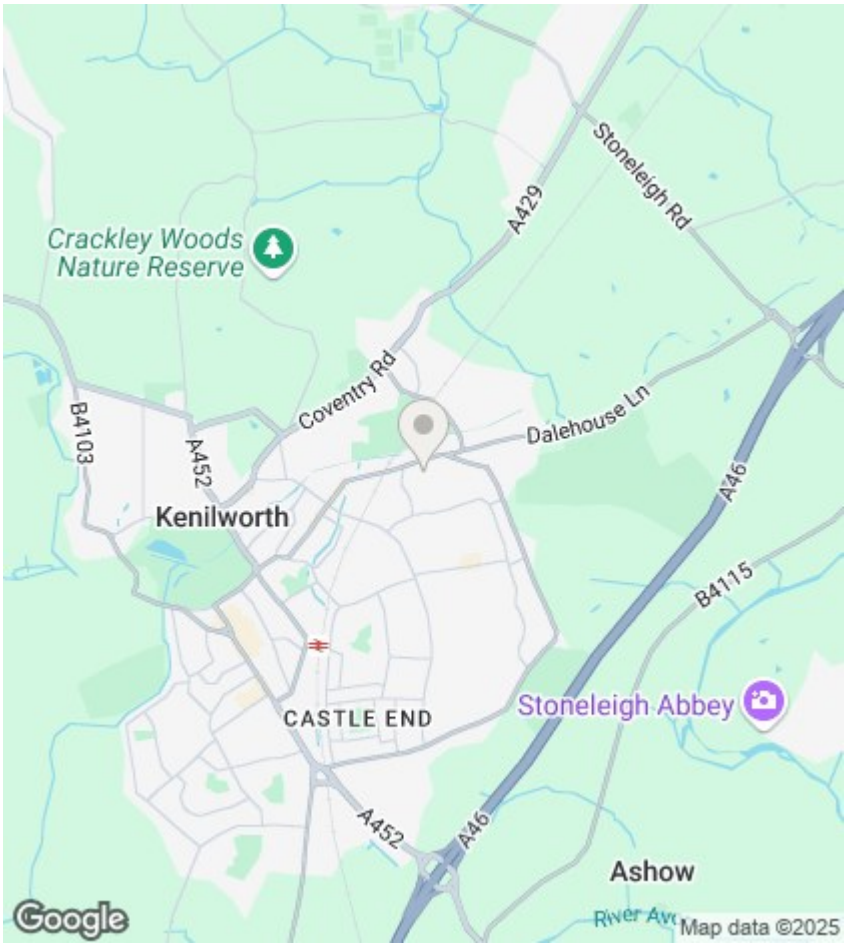
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
80 Mbps
Ultrafast
1000 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.

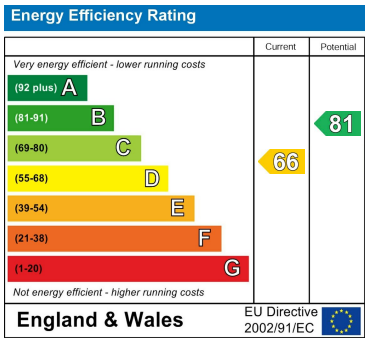


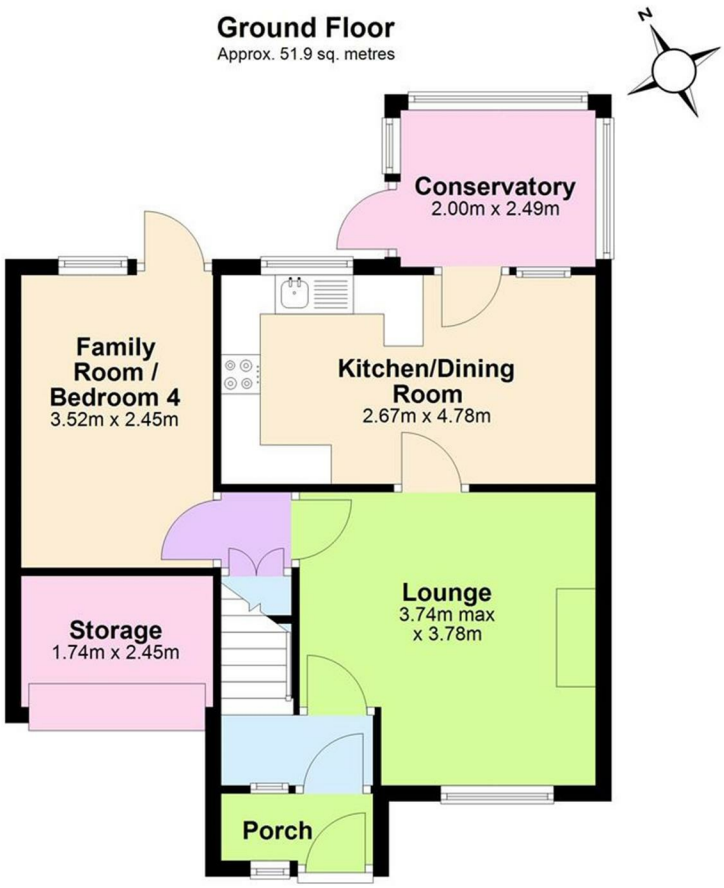
Viewings

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

EPC Rating:

D





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