



Greensward Close, Kenilworth

£345,000

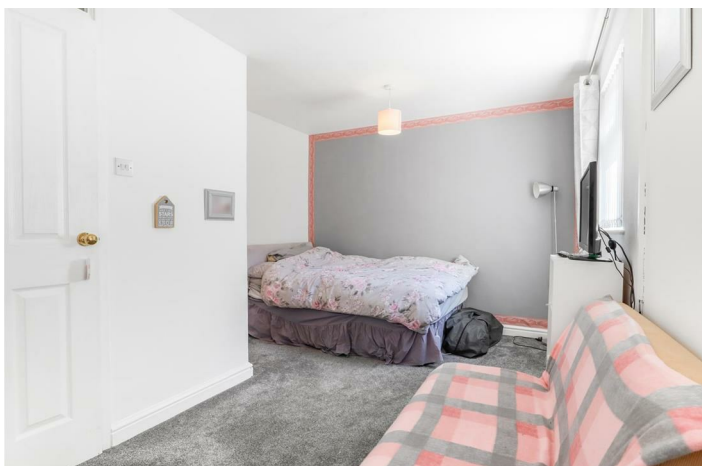
- Three Bedroom Linked Semi Detached House
- Living Room & Family Room
- Breakfast Kitchen & Conservatory
- Attractive Rear Garden
- Gas Central Heating & Double Glazing
- Enclosed Porch & Reception Hall
- Energy Rating D - 66
- Three Bedrooms & Family Bathroom
- Garage Store & Driveway Parking
- Warwick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

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.



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 borders, 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

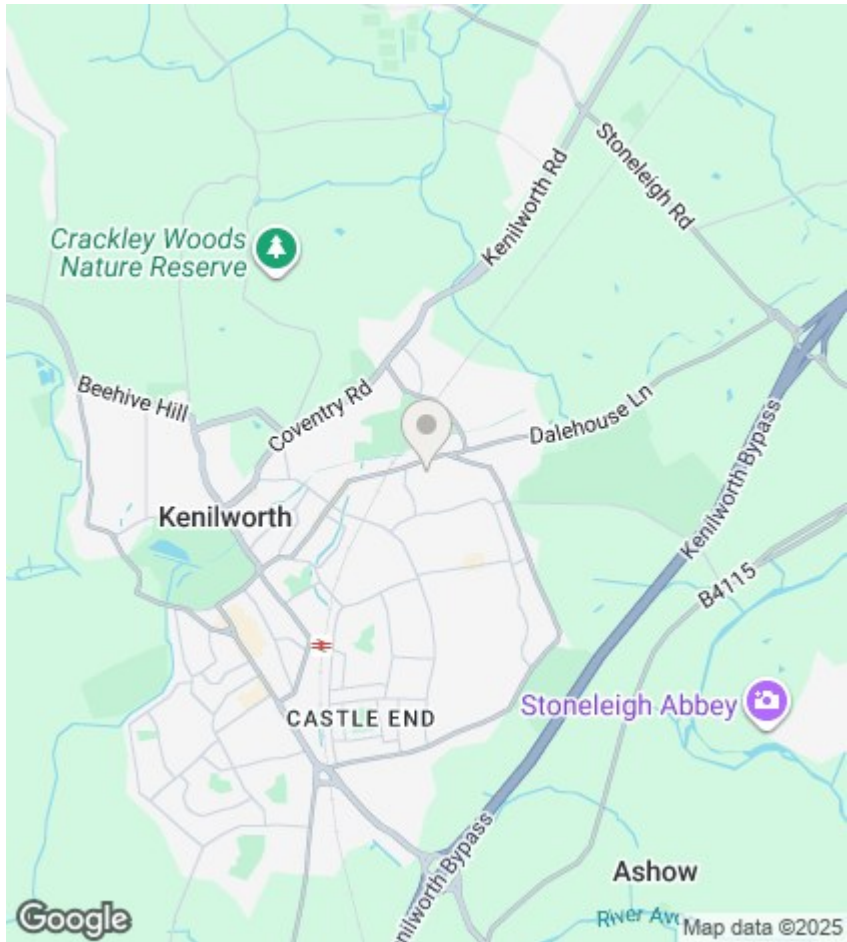
EE
Vodafone
Three
O2
Broadband

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

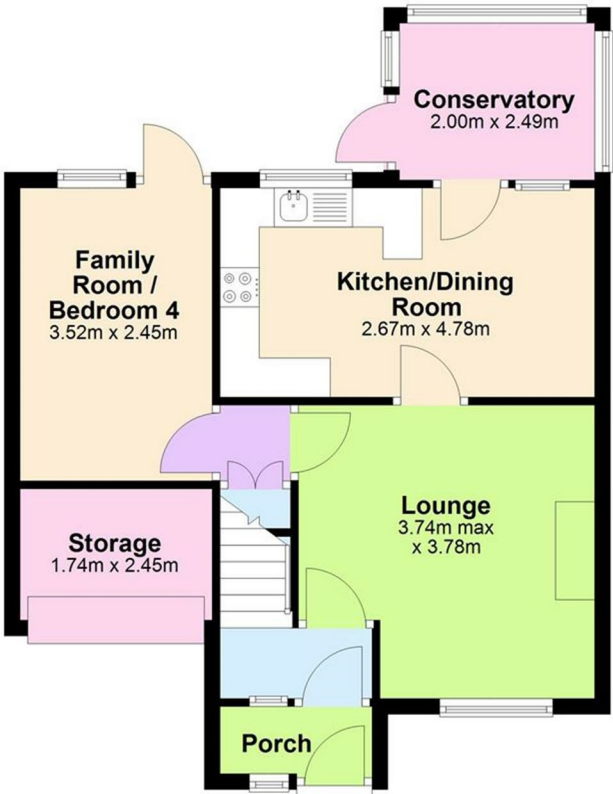
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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. 51.9 sq. metres



First Floor
Approx. 40.6 sq. metres

