



## 4 Queens Road, Kenilworth, Warwickshire, CV8 1JQ

£450,000

- Town Centre Three Bedroom Detached House
- Three Well Proportioned Bedrooms
- Family Bathroom And En Suite Shower Room
- Atractive Rear Courtyard Garden
- Offered With No Onward Chain
- Fitted Kitchen With Utility Room
- EPC Rating D - 62
- Driveway And Integral Garage
- Double Glazing And Central Heating
- Warwick District Council Tax Band



# 4 Queens Road, Kenilworth CV8 1JQ

## Charming Three-Bedroom Detached Home in Kenilworth Town Centre – No Chain

Occupying a prime position on the sought-after Queens Road, just moments from the heart of Kenilworth's vibrant town centre, this attractive mock Tudor detached home offers spacious and well-balanced accommodation, perfect for modern family living.

The ground floor features a welcoming entrance hall leading to a bright rear lounge, ideal for relaxation and entertaining. A well-equipped fitted kitchen is complemented by a useful utility room and cloakroom/WC, providing practicality and convenience.

Upstairs, you'll find three generously sized bedrooms, including a spacious master with its own en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys a low-maintenance courtyard rear garden, a block-paved driveway, and an integral garage. Additional benefits include double glazing, gas central heating, and the advantage of being offered with no onward chain.

Located in the very heart of Kenilworth, this home is ideally situated for easy access to local shops, restaurants, parks, and excellent transport links. Early viewing is highly recommended to fully appreciate this well-located and characterful family home.



Council Tax Band: D



### Approach

The property is approached across a block paved driveway providing hardstanding. Leading to the entrance door and the hallway beyond.

### Cloakroom

With a close-coupled wc and wash hand basin.

### Fitted Kitchen

11'3" x 9'3"

Fitted with a range of solid wood units to the wall and base. The base units have a stone-effect roll-topped work surface with an inset stainless steel sink unit set beneath the window to the fore. Induction hob, eye-level oven and an integrated dishwasher. Tiled flooring. The wall units have pelmet lighting and a display cabinet.

### Lounge

20'11" x 13'1"

With patio doors into the rear garden. Wood panelling to one wall with shelving. The focal point is provided by a tiled fireplace with an Adams-style surround, and a dog-leg staircase rises to the first floor. Two radiators and a door into the utility room.

### Utility Room

6'5" x 7'11"

Tiled floor, radiator and a door and window to the rear garden. Double base unit with a stainless steel sink unit and a further double wall unit. A washing machine and an under-counter freezer. Door into the garage.

### Landing

With a window on the half turn, access to the loft void and doors off to

### Bedroom One

11'3" x 13'3"

Window to the fore with a radiator beneath and built-in wardrobes.

### Bedroom Two

14'5" x 11'5"

Window to the rear with a radiator beneath and built in wardrobes.

### En Suite Shower Room

With a shower cubicle with an electric shower, pedestal wash hand basin with a shaverpoint. Close coupled wc and heated towel rail.

### Bedroom Three

14'5" x 10'0"

With a window to the rear, with a radiator beneath and built-in wardrobes.

### Bathroom

Fitted with a suite that comprises a panelled bath with a thermostatic shower, close coupled wc and a pedestal wash hand basin with a shaver point. Tiled to splashbacks, frosted window, heated towel rail and an airing cupboard.

### Garage

16'10" x 7'10"

With power and lighting and an up and over door.

### Tenure

The property is freehold.

### Services

All mains services are connected

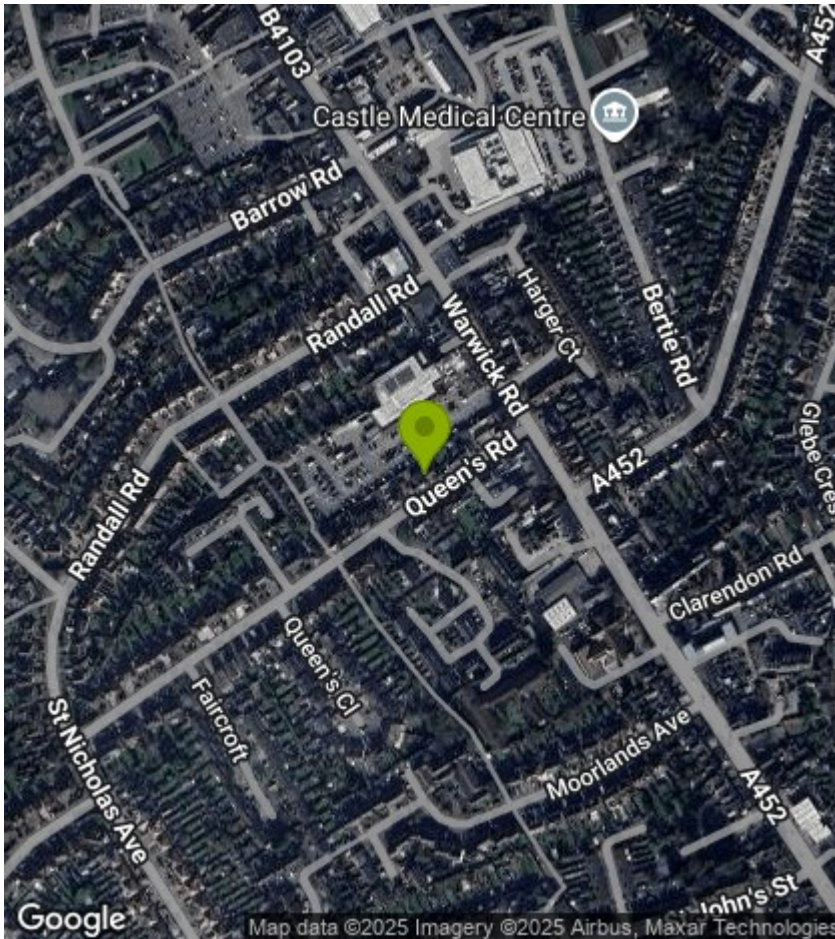
### Fixtures and Fittings

All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.

### Virtual Staging

Please note that this property has been virtually staged.





## Viewings

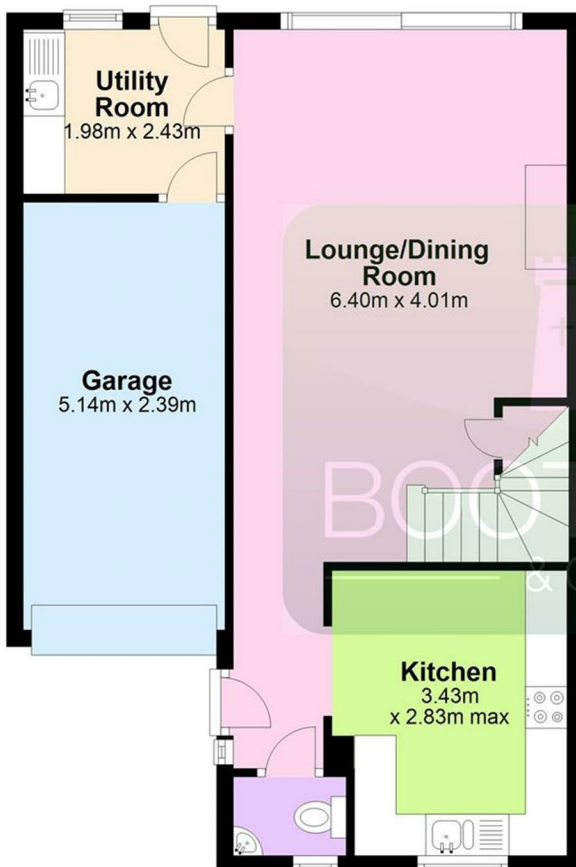
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**GROUND FLOOR**  
Approx. 57.9 sq. metres



**FIRST FLOOR**  
Approx. 58.7 sq. metres

