



Ilam Park, Kenilworth, Warwickshire. CV8 2NU

£395,000

- Modernised Three Bedroom Semi Detached House
- Offered For Sale With No Onward Chain
- Through Lounge And Conservatory
- Gas Central Heating And Double Glazing
- Ideally Located For Park Hill And Secondary School
- Refitted Kitchen With Integrated Appliances
- EPC Rating D - 67
- Front Driveway And Detached Garage
- Fully Tiled Bathroom
- Warwick District Council Tax Band D

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A Delightful 3-Bedroom Home in Sought-After Ilam Park – No Upward Chain

Situated in the highly desirable Ilam Park area of Kenilworth, this well-presented three-bedroom semi-detached home is offered with no upward chain, making it an ideal choice for families and first-time buyers alike.

The property features a stylishly refitted modern kitchen with a full range of integrated appliances. There is a generous through lounge dining room that flows seamlessly into a bright conservatory, which opens out to the private rear garden, creating an ideal space for both entertaining and relaxing.

Upstairs, you'll find three well-proportioned bedrooms and a fully tiled family bathroom. Additional benefits include gas central heating, double glazing, and modern neutral décor and carpeting throughout.

Externally, the home offers a driveway providing ample off-road parking and a detached garage.

The property enjoys a prime location within walking distance of Park Hill Junior School and Kenilworth Secondary School, making it a superb option for families. It is also conveniently located for local amenities, green spaces, Leyes Lane shops and transport links.

Early viewing is highly recommended to appreciate all this home has to offer



Council Tax Band: D



Approach

The property is approached across a driveway that provides hardstanding for three vehicles. You enter through a uPVC door and a canopied porch.

Hallway

With stairs rising to the first floor, wood effect flooring, radiator and doors off to:

Lounge

12'9" x 10'8"

Bow window to the fore with a radiator beneath. Central fireplace with electric fire and an opening into the dining area.

Dining Room

10'10" x 9'4"

Radiator and French doors into the conservatory.

Conservatory

10'7" x 16'8"

With French doors and side light windows into the rear garden. Radiator and wood effect flooring.

Refitted Kitchen

10'10" x 7'4"

The kitchen is fitted with a range of modern high gloss contrasting grey wall and base units. The marble effect counters have tiled splashbacks and an inset stainless steel sink unit set beneath the window to the side. There is a built in oven with gas hob and extractor canopy over. Further integrated appliances include a fridge freezer, dishwasher and washing machine. The units are handleless, with the wall units having pelmet lighting and there is wood effect flooring.

Landing

Window on the turn, access to loft and doors off to:

Bedroom One

12'4" x 10'2"

Window to the fore with a radiator beneath.

Bedroom Two

11'3" x 10'7"

Window to the rear with a radiator beneath.

Bedroom Three

8'7" x 6'5"

Window to the fore and a radiator.

Bathroom

Fitted with a white suite that comprises a panelled bath with thermostatic shower and screen, pedestal wash

hand basin and a close coupled wc. Tiling to full height, mirrored medicine cabinet, chrome towel rail and a window to the rear.

Rear Garden

With a patio directly off the property. The garden is mainly laid to lawn with a side pedestrian access and a door into the garage.

Garage

With up and over door and power and lighting.

Tenure

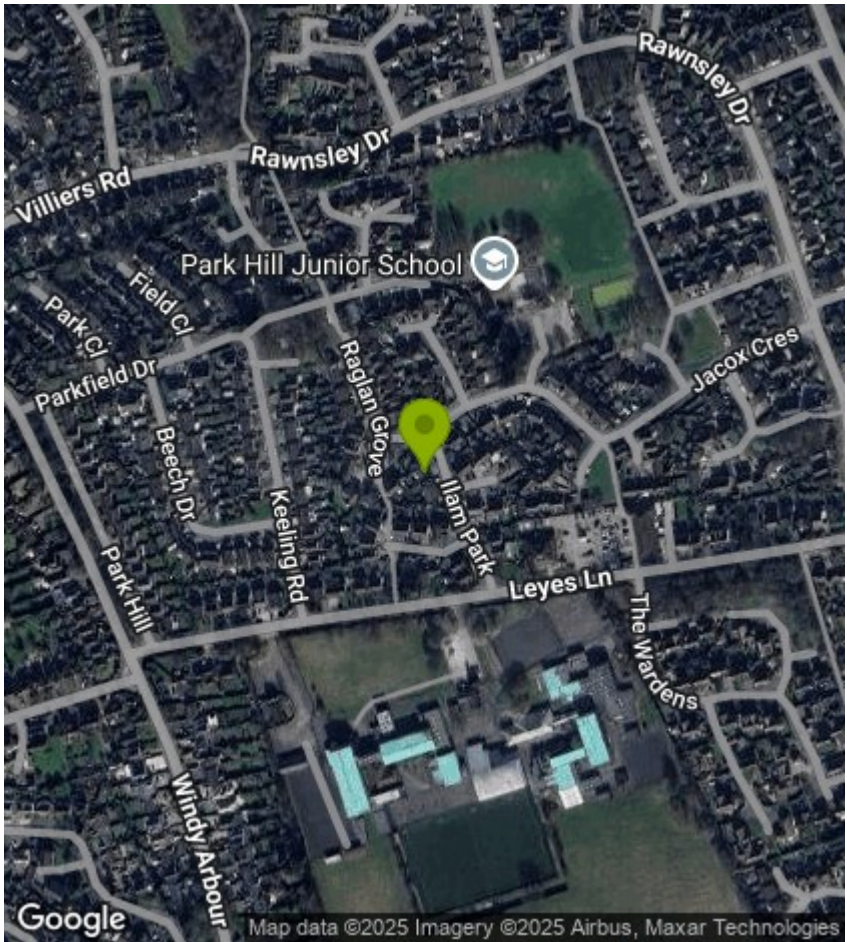
The property is freehold

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.



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		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 54.5 sq. metres



First Floor

Approx. 38.0 sq. metres

