



Asplen Court, Kenilworth, Warwickshire. CV8 2SE

£335,000

- Modern Three Bedroom Semi Detached House
- Recently Refitted Whisper Grey Kitchen
- Refitted White Bathroom Suite
- Attractive Front And Rear Gardens
- No Onward Chain
- Highly Desirable Cul-De-Sac Location
- EPC Rating D - 67
- Front Driveway And Detached Garage
- Double Glazing And Gas Central Heating Throughout
- Warwick District Council Tax Band D

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Attractive Three Bedroom Semi-Detached Home in Asplen Court, Knights Meadow – No Chain

Located in a desirable cul-de-sac on the sought-after Knights Meadow estate in Kenilworth, this well-presented three-bedroom semi-detached property offers an excellent opportunity for families and first-time buyers alike. Offered for sale with no onward chain, the home benefits from a refitted kitchen and bathroom, gas central heating, and double glazing throughout.

Internally, the property provides a light and welcoming layout, including a spacious lounge, modern kitchen/diner with stylish fittings, and three bedrooms. The family bathroom has been tastefully updated to a high standard.

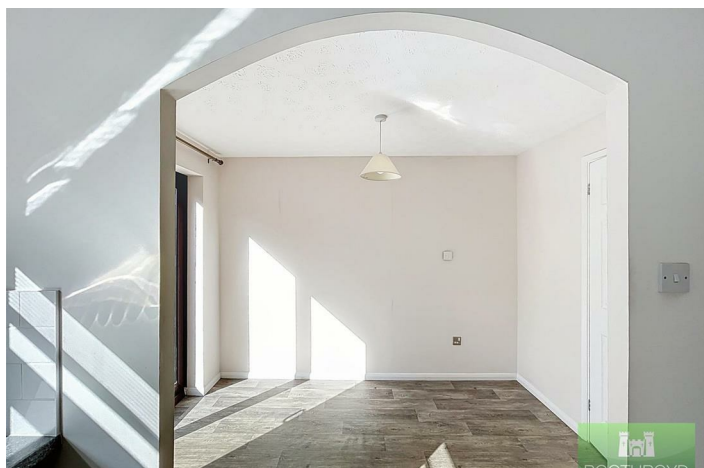
Outside, the home boasts a private driveway leading to a detached garage, and a pleasant rear garden – ideal for outdoor entertaining.

Conveniently situated close to Kenilworth School, rated Outstanding by Ofsted, and with excellent access to local amenities and transport links, this property is perfectly suited for family living.

Early viewing is highly recommended to fully appreciate the location and quality of this fantastic home



Council Tax Band: D



ENTRANCE

The property is approached over a paved driveway and footpath that leads to the hardwood front door. Leading into

LOUNGE

14'3" x 13'9"

Double glazed window to the fore, stairs that rise to the first floor landing, a marble fireplace with an Adams style surround housing a living flame gas fire, radiator and a door into

DINING ROOM

10'5" x 7'1"

Patio door onto the rear garden, radiator, grey wood effect vinyl flooring and an archway into the kitchen.

KITCHEN

10'5" x 6'4"

Continuation of the grey wood effect laminate flooring and being comprehensively fitted with a range of new whisper grey units. The base units have a stone effect roll topped worksurface over with an inset single drainer sink unit set beneath a double glazed window to the rear. Complimentary tiling to splash backs, built in electric oven and gas hob, washing machine and an integrated fridge freezer. Two ceiling spotlights

LANDING

Access to the loft void, airing cupboard and doors off to

BEDROOM ONE

8'6" x 13'8"

Double glazed window to the fore, radiator and sliding mirrored wardrobes.

BEDROOM TWO

9'8" x 6'0"

Double glazed window to the rear and a radiator.

BEDROOM THREE

6'9" x 7'6"

Double glazed window to the rear and a radiator.

BATHROOM

Fitted with a white suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Complimentary tiling to splash backs, radiator, double glazed window to the side and an extractor fan.

DRIVEWAY

Offering hardstanding for at least two vehicles and leading to the detached garage.

DETACHED GARAGE

With an up and over door and power and lighting laid on. A door communicates into the garden

REAR GARDEN

Side gated access with pea gravel, dwarf retaining wall and mature trees and shrubs

FORE GARDEN

Open plan and laid to lawn.

SERVICES

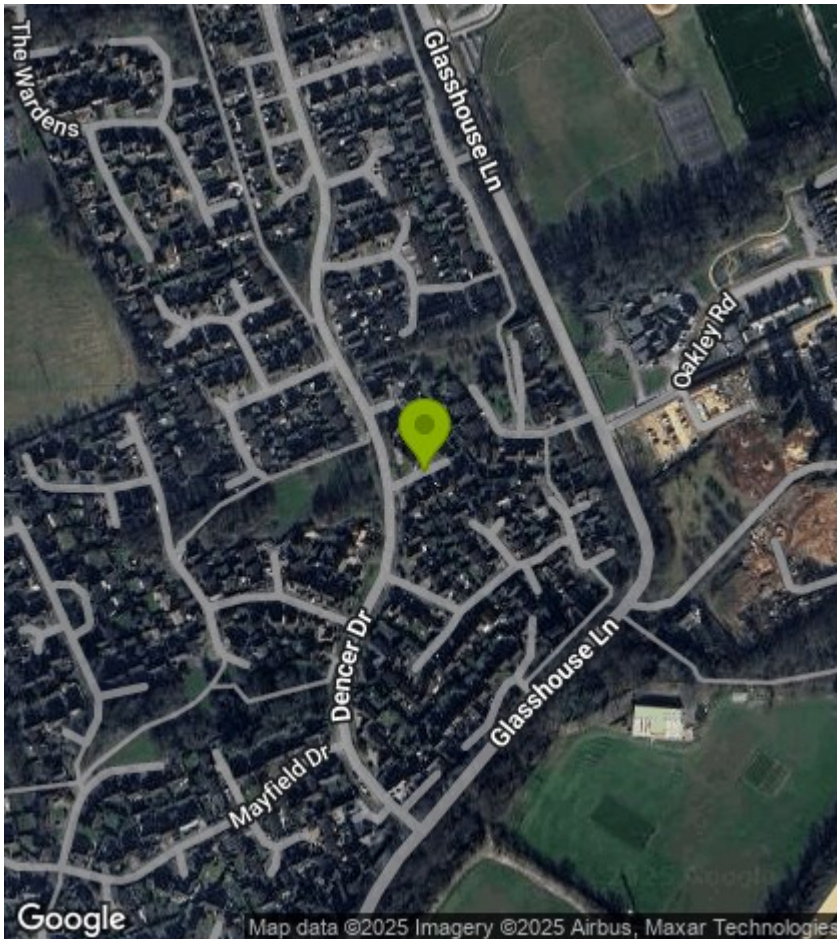
All mains services are connected

TENURE

The property is freehold

FIXTURES AND 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.

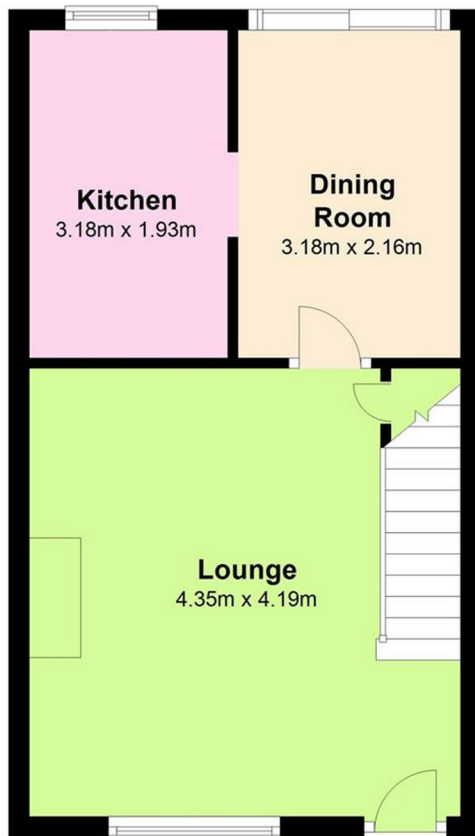
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(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. 32.0 sq. metres



FIRST FLOOR

Approx. 32.2 sq. metres

