



Woodmill Meadow, Kenilworth

Asking Price £279,950

- Two Double Bedroom Modern Mid Terraced House
- Private Rear Garden
- Porch & Reception Hallway
- EPC Rating - C
- Two Parking Spaces
- Fitted Breakfast Kitchen With French Doors
- Three Piece Bathroom With Shower
- Front Living Room
- Gas Central Heating
- Warwick District Council Tax Band C

Woodmill Meadow, Kenilworth CV8 2XP

An attractively designed two bedroom mid terraced house in a delightful cul-de-sac location, close to Kenilworth Common and in a quiet and pleasant residential location. The property benefits from double glazing, gas central heating, a fitted kitchen and bathroom. The accommodation comprises: covered porch with a fitted bin store, an entrance hallway with a staircase rising to the first floor, an attractive living room, kitchen/diner, two double bedrooms, a fully fitted bathroom with a shower, a low-maintenance private rear garden and two parking spaces. This property is sold without a chain.



Council Tax Band: C



Approach

With a block paving pathway to a tiled and timber canopy porch with a front door with matching glazed insets into the

Vestibule

With radiator, wall mounted electric isolation unit, smoke alarm, stairs rising to the first floor landing, Honeywell temperature control for central heating, central ceiling light, alarm control pad, panelled door through to the

Lounge

With two radiators, t.v. aerial and telephone points, central ceiling light, double-glazed window, feature electric fireplace with matching mantel and hearth surround useful deep under-stairs storage cupboard, with glass inset panelled doors leading into

Fitted Kitchen

Fitted with a range of matching white panelled fronted base and wall units, block effect rounded edge work surfaces, single bowl stainless steel sink with central chrome mixer tap, ceramic tiling to splash back areas, integrated electric fan assisted oven and grill, Zanussi electric hob, concealed illuminated extractor hood over, slimline Indesit dishwasher, Kenwood large upright fridge/freezer, Beko washing machine, central ceiling light, double glazed window and French doors to rear garden, radiator, space for breakfast or dining table.

First Floor Landing

Stairs rising to first floor landing with central ceiling light, access to loft space panelled doors through to

Double Bedroom One

With double-glazed windows, central ceiling light, built-in airing cupboard with Baxi combi boiler servicing the hot water and central heating, built-in wardrobes with hanging and shelf over.

Double Bedroom Two

Radiator, central ceiling light, double-glazed window with views across the rear garden.

Bathroom

Three-piece white suite with low-level w.c., cabinet wash hand basin, panelled bath with mains-fed shower, matching shower head, ceramic tiling to full height to bath and splash back basin, double-glazed frosted window to rear, recessed ceiling down lighters, chrome towel radiator, mirror vanity cabinet.

Rear Garden

Low maintenance, fully enclosed by timber fence panels, mainly laid with patio slab, with a step up to the seating area and timber pent gardening shed.

Outside

To the front, there is parking for two vehicles located on the opposite side of the road with a pathway to the front door.

Tenure

The property is Freehold.

Services

Mobile coverage

EE
Vodafone
Three
O2

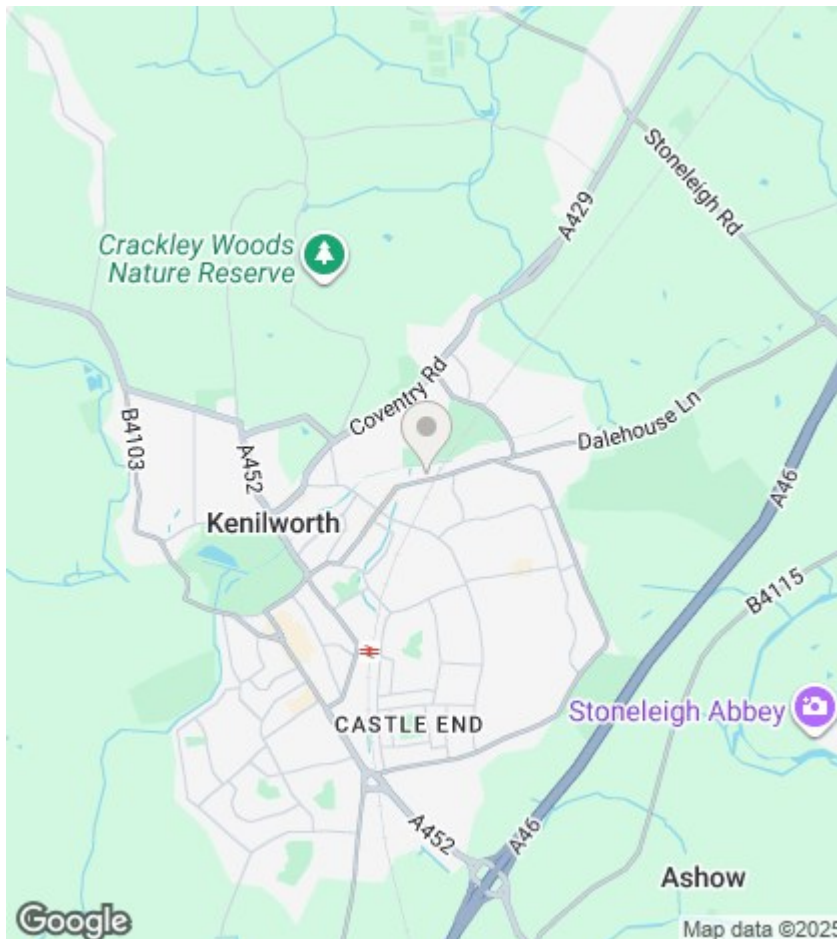
Broadband

Basic
6 Mbps
Superfast
73 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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	



LOCATION
Woodmill

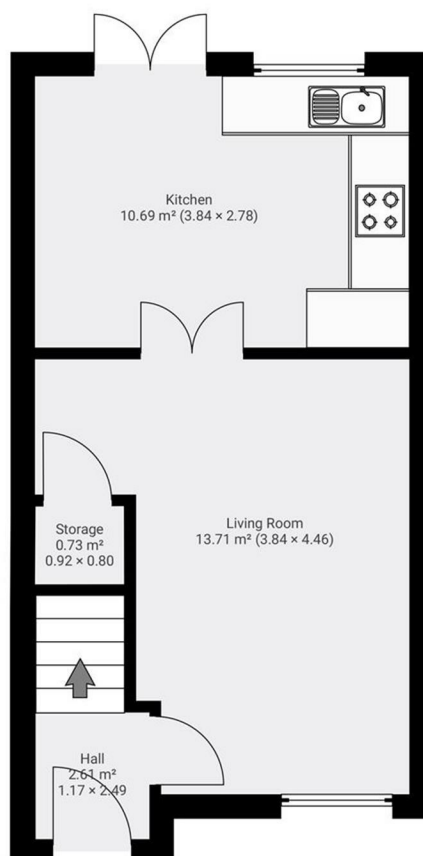
DETAILS
Total area: 54.92 m²
591.1 sq. ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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▼ Ground Floor TOTAL AREA: 27.72 m²



▼ 1st Floor TOTAL AREA: 27.20 m²

