



## Queens Road, Kenilworth

£460,000

- A Stunning Three Bedroom Semi-Detached House
- Beautiful Extended Kitchen With Central Island
- Spacious Open Plan Family/Dining Area
- Stylish Four Piece Bathroom Suite
- An Opportunity Not To Be Missed
- Kenilworth Town Centre Location
- EPC Rating D - 66
- Lounge With Newly Installed Fireplace
- Driveway And Landscaped Rear Gardens
- Warwick District Council Tax Band D

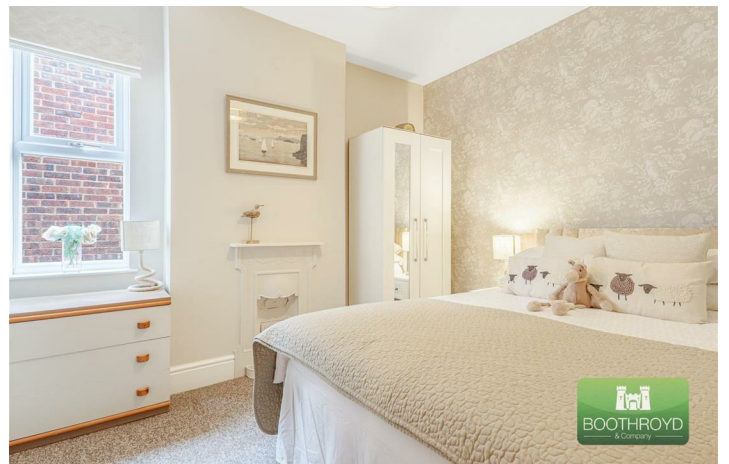


# 6 Queens Road, Kenilworth CV8 1JQ

Conveniently located and beautifully refurbished, remodelled and extended character three-bedroom semi-detached house built in the 1920s, located in the heart of Kenilworth Town Centre on the popular Queens Road. The property benefits from; modern gas central heating, double glazing, open brick porch, reception hallway, front living room, refitted open plan quality dining kitchen with family area, utility and w.c, first floor landing, three bedrooms (two doubles), refitted four piece family bathroom, private walled rear low maintenance landscaped rear garden, fore garden with driveway and garage/store.



Council Tax Band: D



## Approach

Approached via a block-paved driveway, the property features an open porch with LED ceiling light, an attractive original Minton tiled floor, and a hardwood door leading into the:

## Hallway

With an original Minton tiled floor, ceiling light, ornate coving, and an oak door leading to the

## Living Room

11'4" x 13'6"

Featuring engineered oak flooring, ornate original coving. The focal point of the living room is provided by a cast iron fireplace with an Adams style surround and housing a living flame gas fire. Radiator and a bay window, and a statement ceiling light.

## Open Plan Extended Dining Area

14'11" x 10'10"

Featuring engineered oak flooring, ornate original coving, an open fire with grate and tiled hearth topped with an oak beam, and matching shelves to either side of the fireplace. The chimney breast incorporates a TV point and double power socket, while additional features include a radiator, walk-in double-glazed bay window, and a statement ceiling light.

## Kitchen

21'4" x 11'4"

Comprehensively fitted with a range of quality grey wood-grain effect base and wall units, complemented by 30mm quartz work surfaces with matching upstands moulded into the window sill. Integrated appliances include a Hotpoint fan-assisted oven with grill, a separate microwave combi above, a four-ring induction hob with concealed illuminated extractor hood, and a dishwasher. There is an under-counter stainless steel sink with chrome mixer tap, and a contrasting blue wood-grain island unit with matching quartz top incorporating a breakfast bar. Lighting is provided by two feature pendant lights, LED downlighters, and a mains smoke alarm. A powder-coated grey aluminium double-glazed window overlooks the rear, while an opening leads into the family area with three-leaf aluminium bi-fold doors, wood laminate flooring, a vertical radiator, and a ceiling sky lantern. Door to the

## Utility Room

6'0" x 6'5"

With extractor fan, LED ceiling downlighters, and wood laminate flooring. One wall is fitted with built-in grey wood-grain effect cupboards incorporating useful shelving, together with a utility cupboard providing space and plumbing for a washing machine and stacked tumble dryer. Door to the

## Cloaks

Fitted with a two-piece suite comprising a wall-mounted wash hand basin with chrome mixer tap and splashback, and a low-level WC. Additional features include a radiator, LED downlighters, extractor fan, and wood laminate flooring.

## Landing

With access to an insulated and boarded loft space via

retractable ladder, a feature glazed and oak staircase, and two ceiling lights. Door to the

## Bedroom One

14'10" x 13'3"

With a walk-in double-glazed bay window to the front, two radiators, and a further double-glazed window also to the front. The room features an original cast-iron fireplace and extensive fitted storage with two sets of double wardrobes and a single wardrobe to one wall, each with hanging rails and shelving, complemented by matching cupboards above.

## Bedroom Two

9'0" x 11'0"

With a double-glazed window to the side, ceiling light, radiator, and an original cast-iron fireplace.

## Bedroom Three/Study

10'10" x 7'3"

With a window to the rear and a radiator.

## Bathroom

Luxury refitted four-piece white suite comprising a low-level WC, wall-mounted wash hand basin with cupboard below, large bath with central chrome mixer tap, and a spacious walk-in shower enclosure with rain shower head and additional chrome shower attachment. The walls are finished with quality grey porcelain tiles, complemented by bathroom laminate flooring. Further features include a frosted double-glazed window to the side, LED downlighters, extractor fan, feature vertical radiator, and an LED mirror.

## Rear Garden

Fully enclosed by perimeter fencing and a high brick wall to the rear, backing onto Sainsbury's car park. The garden is landscaped for low maintenance with decking and patio areas, an inset lawn, three outdoor courtesy lanterns, two external power points, and enjoys a northwest-facing rear aspect.

## Front

To the front of the property is a block paved driveway with parking for one car, inset block paved fore garden and dwarf front wall.

## Store

5'11" x 4'1"

With twin timber doors to front, power and light connected, ideal for bike storage.

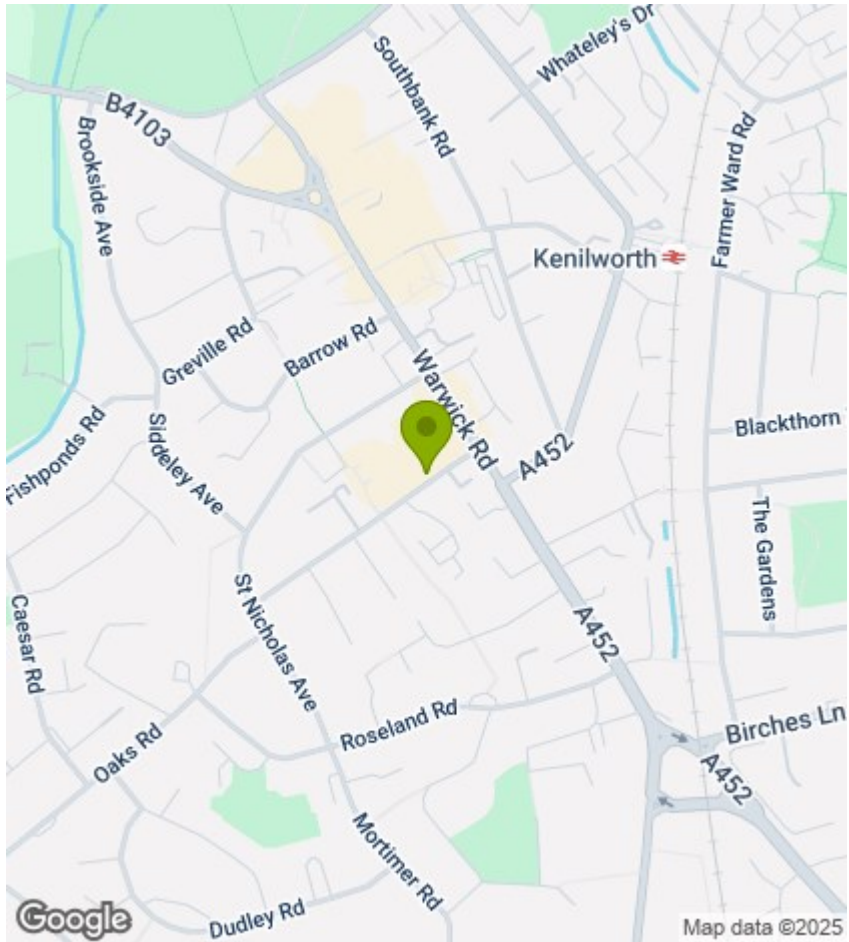
## Services

All mains services are connected

## Tenure

The property is freehold.





## Viewings

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

## EPC Rating:

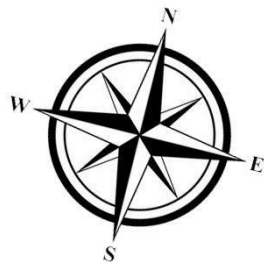
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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  
Queens road

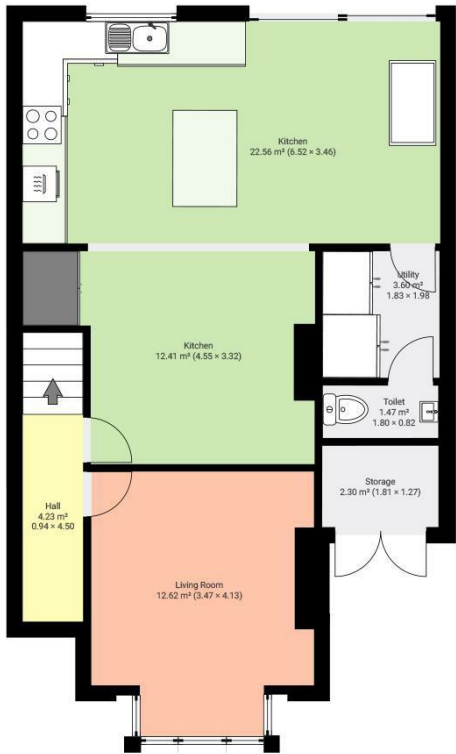
DETAILS  
Total area: 105.46 m<sup>2</sup>  
Living area: 105.46 m<sup>2</sup>



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. Estantium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estantium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estantium.

0.0 0.5 1.0 1.5 2.0 2.5m  
1:77

▼ Ground Floor TOTAL AREA: 59.16 m<sup>2</sup> • LIVING AREA: 59.16 m<sup>2</sup> •



▼ 1st Floor TOTAL AREA: 46.30 m<sup>2</sup> • LIVING AREA: 46.30 m<sup>2</sup> •

