



Beech Drive, Kenilworth

£450,000

- Extended Three Bedroom Semi Detached House
- Energy Rating C
- Downstairs Cloakroom
- Separate Living Room With Feature Fireplace
- Warwick District Council Tax Band D
- Superb Extended Family Kitchen
- Driveway Parking
- Thorns/ Park Hill Catchment Area
- South Facing Garden
- Viewing Advised

Beech Drive, Kenilworth, CV8 2JQ

A superbly extended, refitted three-bedroom semi-detached house on a wider than average plot with the benefit of a good-sized south-facing rear garden. The well presented home is located in the Thorns/Park Hill catchment and around the corner from Kenilworth secondary school and benefits from; reception hall, living room with feature fireplace, extended family kitchen with Herringbone Oak Karndean Flooring and bi-folding doors and cloakroom.

To the first floor, there are three bedrooms, two with fitted wardrobes, and a three piece family bathroom with shower. To the rear, a good size garden and to the front, driveway parking for 2/3 cars. The property benefits from gas-fired central heating and double glazing. Internal viewing is essential.



Council Tax Band: D



Approach

Over a block paved driveway to a composite door with glass panels to either side, into the

Reception Hall

With a tasteful panelling and wooden stairs rising to the first floor, with a neutral runner, ceiling light, feature vertical radiator, useful understairs storage housing the electric isolation unit and electric and gas meter, door to the

Lounge

12'11" x 10'3"

With a window to the front with wooden shutters, a feature fireplace with marble composite inset surround and hearth, t.v point, stylish Herringbone Oak Karndean Flooring and a ceiling light.

Kitchen/ Dining Room

16'9" x 16'6"

Comprehensively refitted with a range of matching handle less, white, high gloss fronted base and wall units with dark wood grain effect rounded edge work surfaces, feature island unit/breakfast bar with space for four stools, integrated eye level microwave grill, dishwasher and washing machine, space for large upright fridge freezer, space for range style oven with extractor hood above, one and a half bowl stainless steel sink with retractable mixer tap addition, LED down lighters, Herringbone Oak Karndean Flooring throughout, wall mounted t.v point, double glazed window to side, two feature vertical radiators, opening to the

Dining Area

With three aluminium bi-folding doors, vaulted ceiling, large Velux window and LED down lighters, door to the

Cloakroom W.C

Superbly refitted with a back-to-wall low-level w.c with two-tone contrasting porcelain tiles to walls, radiator, window to side, corner wash hand basin, extractor fan, built into brick cat flap and with Karndean Flooring.

First Floor Landing

With a window to side and wooden shutters, panelling, ceiling light, access to insulated loft space with retractable ladder and part boarding, also housing the Worcester Bosch combination boiler servicing the hot water and central heating, door to the

Double Bedroom One

13'0" x 9'11"

With window to front and white wooden shutters, ceiling light, radiator, built in wardrobes to one wall with sliding mirrored doors with hanging and shelving.

Double Bedroom Two

10'10" x 9'11"

With a window to rear, vertical radiator, ceiling light, built in wardrobes with hanging and shelving.

Bedroom Three

9'9" x 6'3"

With window to front, vertical radiator, ceiling light, built in over bulk head wardrobe and white wooden shutters.

Bathroom

5'8" x 6'3"

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with corner central mixer tap, Triton T80 electric shower over bath with shower screen, ceramic tiling to walls and floor, window to rear, heated chrome towel rail and ceiling light.

Rear Garden

Being a larger than average garden with a pleasant south facing aspect, large patio, outside power point.

Front

To the front, the property benefits from an EV charging point and part rendering.

Tenure

The property is Freehold.

Services

All mains services are connected;
Mobile coverage

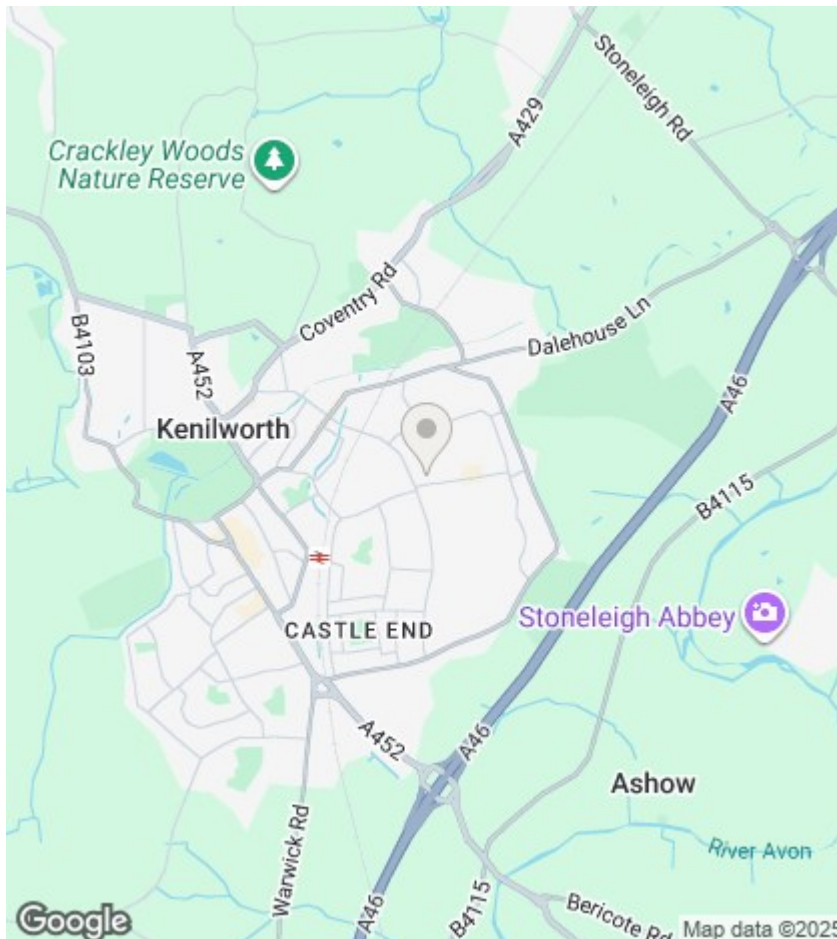
EE
Vodafone
Three
O2
Broadband

Basic
1 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

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



EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	84
(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. 49.0 sq. metres



First Floor

Approx. 37.0 sq. metres



Total area: approx. 86.0 sq. metres