



## Arden Road, Kenilworth

Offers Around £440,000

- Three Bedroom 1950s Semi Detached House
- Living & Dining Room
- Three Bedrooms- Two Doubles
- Garage & Driveway Parking
- Thorns/Park Hill & Kenilworth Secondary School Catchment
- Porch & Reception Hall
- Energy Rating C
- Family Bathroom
- Rear Garden Backing Onto Bates Memorial Park
- Warwick District Council Tax Band D



# Arden Road, Kenilworth, CV8 2DU

A sought-after three-bedroom semi-detached house in a convenient residential position, within the Thorns/Park Hill School catchment, yet off the desirable Windy Arbour backing directly onto Bates Memorial Park. The property is in excellent decorative order and offers full double glazing and gas fired central heating with the benefit of an enclosed porch, modern kitchen and refitted four piece bathroom with shower, utility store, w.c and rear upvc lobby, trough living dining room with stove, two double and one single bedrooms, private rear garden and single garage, off road parking for 3/4 vehicles. Internal viewing is highly recommended.



Council Tax Band: D



## Approach

Over a tarmacadam driveway to an enclosed porch with a grey composite front door with matching frosted side panels on either side, into the

## Hall

7'10" x 17'10"

With a radiator and coving, staircase rising to the first floor, under stairs storage cupboard with further cupboard housing the electric and gas meters, wood laminate flooring, door to

## Living Room

11'7" x 15'5"

With coving and bow window to front with fitted shutters, a feature dual fuel wood and coal stove with slate hearth and oak mantle, alcove, t.v point, ceiling light, archway through to the

## Dining Area

10'5" x 11'5"

With a window and door leading to the garden, radiator and ceiling light with coving.

## Kitchen

10'2" x 11'11"

Comprehensively fitted with a range of matching white high gloss fronted base and wall units black granite effect rounded edged work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated Beko under counter fan assisted oven and grill with four ring halogen hob and illuminated extractor hood over, space for under counter fridge, space and plumbing for washing machine, space for large upright fridge freezer, wood laminate flooring, double glazed window to side, stable style upvc door into the

## Rear lobby

With two steps down, a part polycarbonate roof with full height windows with a door to the patio, door to

## Cloakroom W.C

With low-level w.c., ceramic tiling to floor, ceiling light and opaque window to the side.

## Utility Cupboard

With wall wall-mounted Worcester Bosch combination boiler servicing the hot water and central heating and space for a tumble dryer.

## First Floor Landing

With a window on one side, white wooden bannister rail, ceiling light and access to an insulated and partly boarded loft space with a retractable ladder, doors off to

## Double Bedroom One

10'8" x 11'11"

With a window to the front with fitted shutters, radiator, ceiling light and t.v point.

## Double Bedroom Two

10'8" x 11'2"

With a window featuring fitted shutters overlooking the rear garden and Bates Memorial Park beyond, a radiator, and a door to an airing/storage cupboard with fitted slatted shelving.

## Bedroom Three

6'10" x 8'11"

With a window to the front with fitted shutter, radiator, and central ceiling light.

## Bathroom

The bathroom features a modern four-piece white suite, including a low-level toilet, a vanity wash hand basin with an integrated cupboard and a sleek chrome waterfall mixer tap. The panelled bath is equipped with a matching central chrome waterfall mixer tap, while a corner walk-in shower enclosure boasts a mains-fed shower with chrome fittings and dual shower heads. Additional highlights include a heated chrome towel rail, elegant grey porcelain tiles on both the floor and walls, two frosted double-glazed windows, an extractor fan, and recessed ceiling downlights.

## Rear Garden

At the back of the property, you'll find a completely fenced and enclosed lawn garden, featuring a timber shed and a spacious patio with small trees and shrubs. There's also direct gated access to the park and a gated, enclosed pathway leading to the detached single brick garage.

## Garage

Detached single garage with fitted up and over door to front, power and light connected with rear glazed window.

## Tenure

The property is freehold.

## Services

All main services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

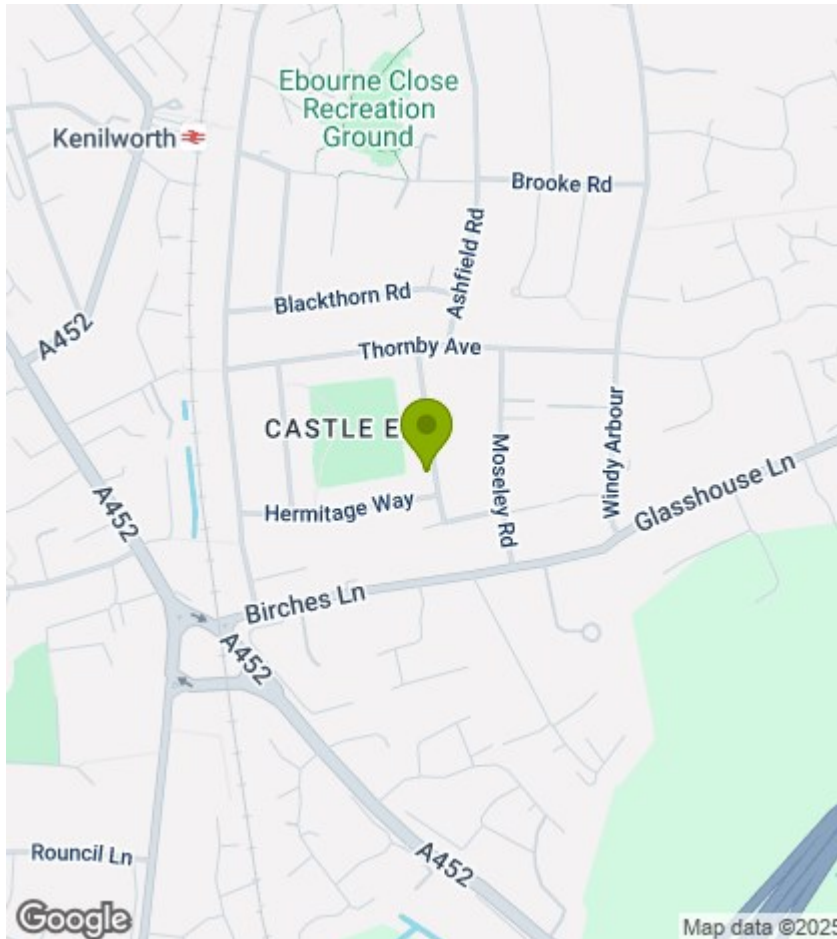
Basic  
7 Mbps  
Superfast  
56 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & 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:

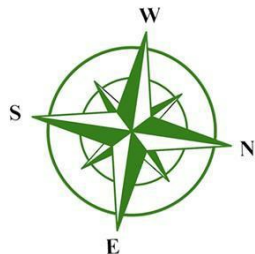
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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  
30 Arden

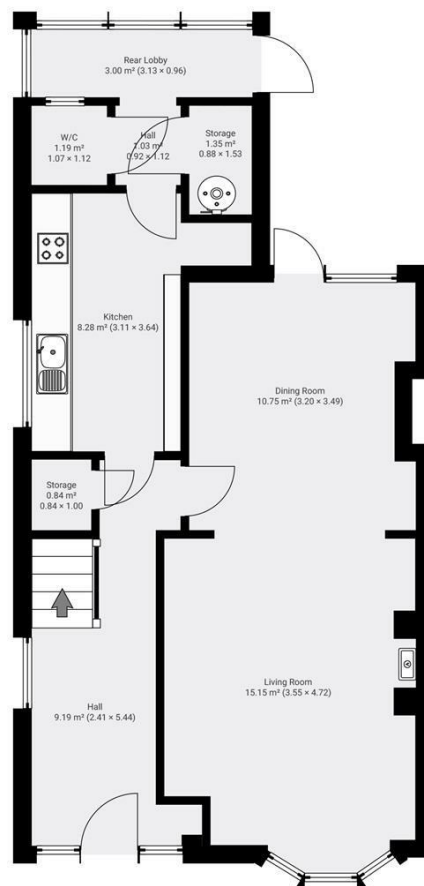
DETAILS  
Total area: 91.90 m<sup>2</sup>  
989.2 sq.ft



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.

0.0 0.5 1.0 1.5 2.0 2.5m  
1:70

### ▼ Ground Floor TOTAL AREA: 50.74 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 41.15 m<sup>2</sup>

