



## Asplen Court, Knights Meadow, Kenilworth. CV8 2SE

£285,000

- Modern Semi Detached House
- Refitted Kitchen with Appliances
- Appreective Highly Regarded Cul-De-Sac Location
- Gas Central Heating & Partial Double Glazing
- Available With No Onward Chain
- Two Double Bedrooms(Originally A Three Bedroom)
- EPC Rating C - 71
- Driveway, Carport & Gardens
- Two Reception Rooms
- Warwick District Council Tax Band D

# 14 Asplen Court, Kenilworth CV8 2SE

## Asplen Close, Knights Meadow – Modern Semi-Detached Home

Situated in the sought-after cul-de-sac of Asplen Close on the popular Knights Meadow development, this modern semi-detached home offers versatile accommodation, originally designed as a three-bedroom property and now adapted to provide two generous double bedrooms.

The property features a contemporary refitted high-gloss white kitchen with appliances, along with two bright reception rooms that create an excellent layout for modern living. Upstairs, the well-proportioned bedrooms are served by a family bathroom. Further benefits include gas central heating, partial double glazing, and the convenience of a driveway with carport. The property is offered for sale with no onward chain, making it an attractive opportunity for both homebuyers and investors. Perfectly positioned for the highly regarded Kenilworth Secondary School, this home combines a quiet cul-de-sac setting with excellent local amenities close by.



Council Tax Band: D



## **PORCH**

Accessed via front pathway and having a uPVC entrance door.

## **LOUNGE**

A double-glazed window to the front, staircase rising to the first floor, double radiator, and a door leading through to the kitchen.

## **DINING ROOM**

A double-glazed door opens to the rear, with radiator and additional panel heater, and an archway leading through to the kitchen.

## **FITTED KITCHEN**

Refitted with a modern range of wall and base units, the kitchen features stone-effect roll-top worksurfaces with an inset stainless steel sink beneath a rear double-glazed window. Complementary tiling to splashbacks, a built-in electric oven with four-ring hob and brushed steel extractor canopy are included, together with a washing machine, upright fridge and separate freezer.

## **LANDING**

Access to the loft void, airing cupboard housing the condensing boiler, and doors leading off to:

## **BEDROOM TWO**

Two windows to the rear and a radiator.

## **BEDROOM ONE**

Window to the fore with a radiator beneath. Built in double mirrored wardrobe.

## **BATHROOM**

Fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal wash hand basin and close-coupled WC. Finished with tiled splashbacks, a side-facing window, and radiator.

## **REAR GARDEN**

With paved patio and pathway. The garden is mainly laid to lawn with shrub border and a timber shed.

## **DRIVEWAY AND CARPORT**

There is a paved driveway providing hardstanding and leading to the side car port.

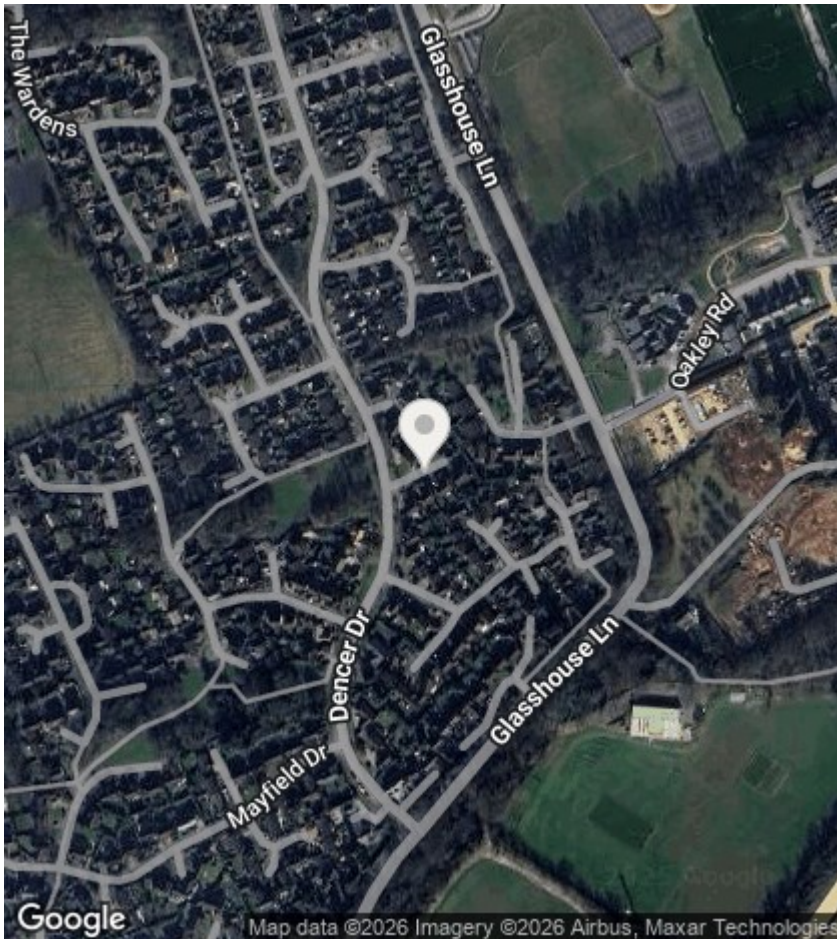
## **TENURE**

The property is freehold.

## **SERVICES**

All mains services are connected

## **FIXTURES AND FITTINGS**



## Viewings

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

## EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      |                         |
| (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 |

