



## Dalehouse Lane, Kenilworth

Asking Price £395,000

- Extended Three Bedroom Semi Detached House
- Breakfast/Dining Kitchen
- Three Bedroom (Two Doubles)
- Long Rear Garden With Nature Reserve To Rear
- Close To Kenilworth Secondary School
- Porch, Reception Hall & cloakroom W.C
- Energy Rating D - 65
- Bathroom With Shower
- Driveway Parking
- Warwick District Council C

# Dalehouse Lane, Kenilworth, CV8 2HX

A 1920s three-bedroom semi-detached property, situated on a good plot, located on the edge of Kenilworth with easy access to the A46 and surrounding road infrastructure. It is also within walking distance to Kenilworth town center, which offers a full range of facilities and amenities.

The property comprises an enclosed porch, reception hallway, living room, spacious breakfast kitchen, cloakroom with W.C., first-floor landing, three bedrooms (two doubles), and a bathroom with a shower. There is a large rear garden with a timber garden shed, as well as a fore garden at the front with driveway parking.

The property benefits from modern gas-fired central heating and double glazing. Viewing is highly recommended.



Council Tax Band: C



## Approach

Over a block paved driveway with four steps to a feature brick arch open porch with quarry tiled floor, oak fronted door with matching full height frosted windows on either side into the

## Reception Hall

With engineered oak flooring, a radiator, two ceiling lights, a smoke alarm, and stairs rising to the first floor, there is an understairs storage cupboard housing the electric isolation unit along with the electric and gas meters. A door leads to

## Cloakroom W.C

The bathroom features a two-piece white suite, which includes a low-level WC and a pedestal wash hand basin with a chrome mixer tap. The walls are adorned with ceramic tiling as a splashback, and there is a mirrored vanity above the basin. Additional features include a heated chrome towel rail, porcelain tiling on the floor, an extractor fan, and a ceiling with an opaque window on the side for natural light.

## Through Living Room

Featuring windows at the front and French doors leading to the rear patio, this space includes two ceiling lights, a television point, a wall-mounted television point, and two radiators.

## Dining Kitchen

The kitchen area is well-equipped with a variety of Sage green and grey wood-fronted wall units, complemented by solid oak work surfaces. It features a brick bond style ceramic tile backsplash, a Smeg illuminated extractor hood, and space for a 600mm cooker. There is also space and plumbing for both a washing machine and a dishwasher. The floor is finished with porcelain tiles, and the room includes two double-glazed windows on the side, along with LED downlighters. Additionally, there is space for an American-style fridge freezer, leading to the

## Dining/Breakfast Area

With space for dining or breakfast table, french doors onto the patio, and a radiator.

## First Floor Landing

With oak spindles, a side window, a ceiling light, and a smoke alarm, this useful airing cupboard houses the Worcester Bosch combination boiler, which services the hot water and central heating, along with slatted shelving.

## Double Bedroom One

With a window overlooking the rear garden ceiling light and radiator.

## Double Bedroom Two

The room features a front-facing window, a radiator, and a ceiling light.

## Bedroom Three

With a window to front, radiator and ceiling light.

## Bathroom

The bathroom features a refurbished three-piece white suite, including a low-level WC and a pedestal wash hand basin with a chrome mixer tap. It also has a panelled bath equipped with a chrome mixer tap and a bi-folding shower screen. The mains-fed, thermostatically controlled shower comes with chrome attachments. Porcelain tiles adorn both the floor and walls, while a heated chrome towel rail provides added comfort. Additional amenities include an LED mirror, an extractor fan, and a window overlooking the rear.

## Rear Garden

The property features a wraparound block-paved pathway and a full-width patio. Steps lead up to the main lawn, which is fully enclosed by perimeter fencing and surrounded by a variety of mature shrubs and bushes. Additionally, there is an outdoor light, a PowerPoint, and a tap. The property also backs onto a nature reserve at the rear.

## Front

To the front of the property is a block-paved driveway with parking for 1/2 cars, an inset lawn, and screening hedging.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

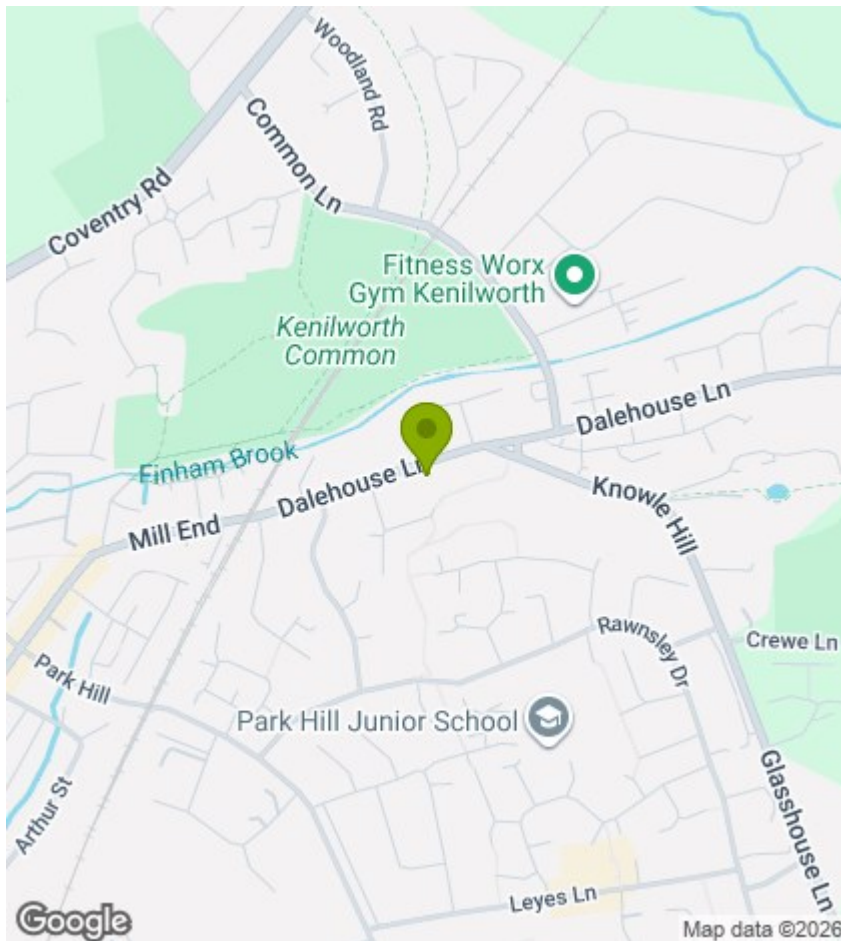
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
5 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.



## Viewings

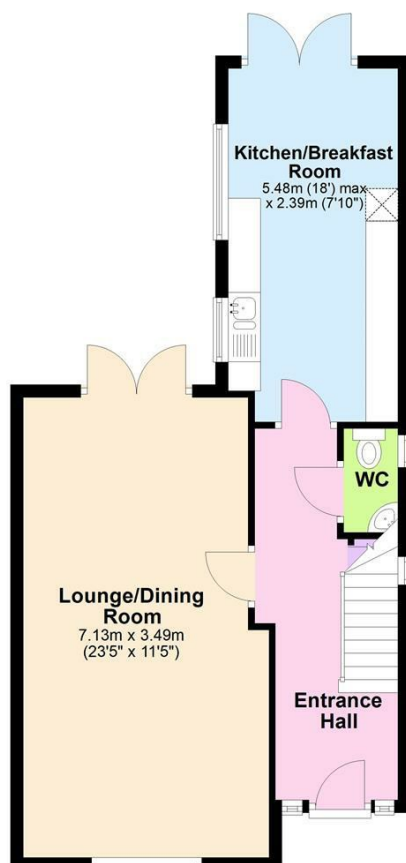
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

### Ground Floor



### First Floor

