



## Woodland Road, Kenilworth

£389,000

- Three Bedroom 1950s Semi Detached House
- Through Living & Dining Room
- Fitted Kitchen
- Garage Conversion Into Office/Reception Room/Occasional Bed 4
- Large Rear Garden
- Open Porch & Reception Hall
- Energy Rating D - 64
- Three Bedrooms- Two Doubles
- Three Piece Modern Bathroom With Shower
- Warwick District Council Tax Band D



# Woodland Road, Kenilworth, CV8 2FJ

A three bedroom 1950's semi-detached property with a good size rear garden backing onto the Green Way. The property is offered for sale with no chain and immediate vacant possession. The gas centrally heated and double glazed accommodation offers; open pitched canopy porch, reception hallway, two spacious reception rooms, fitted kitchen in need of updating, first floor landing, three bedrooms ( 2 doubles), three piece bathroom with shower, driveway with parking for 2 /3 vehicles, brick built garage conversion into a office or occasional bed 4 , and good size rear garden.



Council Tax Band: D



## Entrance

Approached over a crazy paved driveway to an open pitched timber and tiled canopy porch and composite front door leading into the

## Reception Hall

With a radiator and a window to the side, stairs rise to the first floor. There is a smoke alarm and a panelled door leading to a useful under-stairs storage cupboard that contains the electric meter and electric isolation unit. Another panelled door leads through to the

## Dining Room

With a front window, radiator, central ceiling light, and wood laminate floor, there is an archway leading to the

## Living Room

Sliding patio doors overlook the rear garden, featuring a central ceiling light, radiator, blocked serving hatch to the kitchen, and wood laminate flooring.

## Converted Single Garage

Fully lined and insulated, with granted building regulations and planning permission. It features a window and door, wood laminate flooring, and a ceiling strip light.

## Fitted Kitchen

The kitchen boasts a set of matching beech-fronted base and wall units, complemented by marble-effect work surfaces with rounded edges. It features a stainless steel sink with a single drainer and a chrome mixer tap, as well as a four-ring Logic induction hob. There is also plumbing and space available for a washing machine, along with room for a large upright fridge freezer. The area is well-lit with a ceiling light and includes a radiator, an original tiled floor, and a double-glazed window and door that provide access to the rear garden.

## First Floor Landing

With a central ceiling light, access to an insulated loft space, and a double-glazed window to the side, there is also a smoke alarm and a panelled door leading through to

## Double Bedroom One

Radiator, large Large window at the front, radiator, ceiling light, built-in cupboard with shelving, and wood laminate flooring.window to front, ceiling light., built in cupboard with shelving, wood laminate flooring.

## Double Bedroom Two

The room features a radiator, a window that overlooks the rear garden, wood laminate flooring, and a ceiling light.

## Bedroom Three

Open storage area with bulk overhead, radiator, and double-glazed window to the front; features wood laminate flooring and a ceiling light.

## Bathroom

This bathroom features a refitted three-piece white suite, which includes a low-level, encased WC and a half-pedestal, wall-hung wash hand basin with a chrome mixer tap. The tiled panelled bath is equipped with a mains fed shower overhead that has chrome fittings and twin shower heads. The floors and walls are adorned with ceramic tiles, and there is a heated towel rail along with an opaque double-glazed window facing the rear.

## Rear Garden

Featuring a fully enclosed property surrounded by perimeter fencing, this beautiful lawn is adorned with a variety of mature trees and plants. It backs onto the Green Way and includes a rear vegetable patch.

## Outside

To the side of the property is a covered carport with a timber gate to the front. A paved driveway leads to the front of the property, flanked by a low-level dwarf wall and an inset foregarden.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

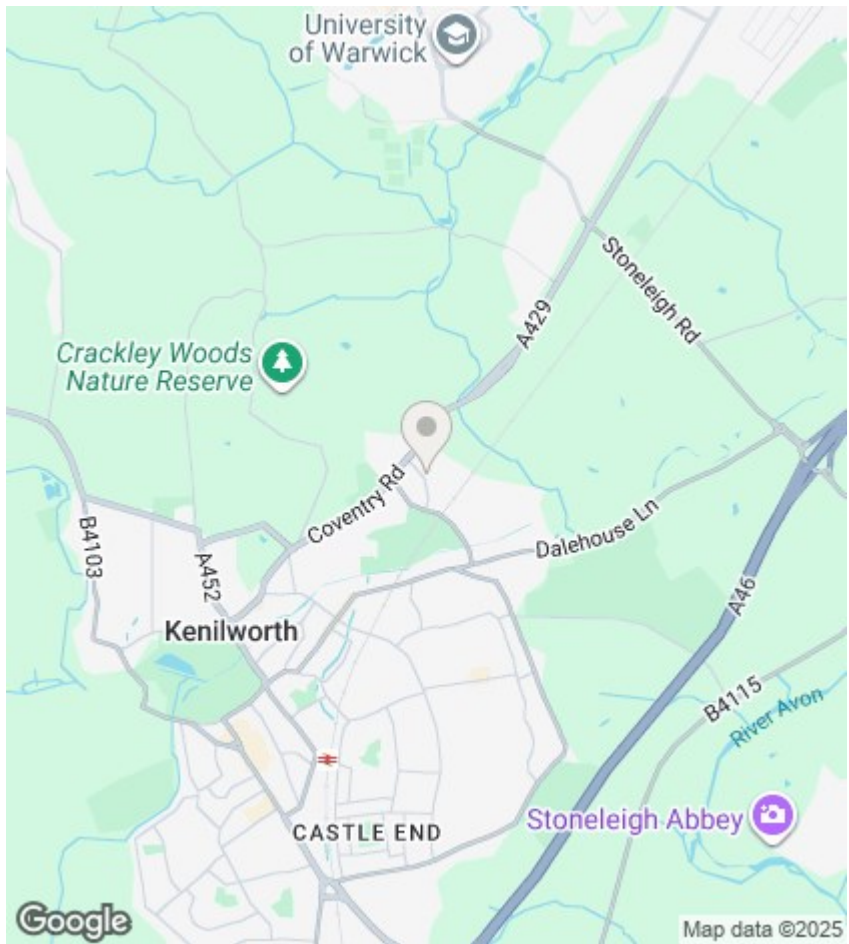
Basic  
23 Mbps  
Superfast  
78 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & Fittings

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





## Viewings

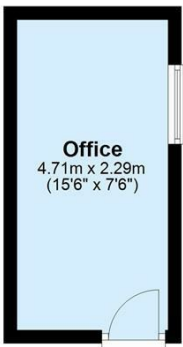
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

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>                            |         | 78                      |
| (55-68) <b>D</b>                            | 64      |                         |
| (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

