



## School Lane, Kenilworth

Offers Over £279,950

- Spacious Four Bedroom Mid Terraced House
- Living & Separate Dining Room
- Fitted Kitchen
- First floor Wet/Shower Room
- Full Modernisation & Improvement Required
- Reception Hall & cloakroom W.C
- Energy Rating E
- Three Bedroom & Study
- Large Rear Garden
- Warwick District Council C



# School Lane, Kenilworth, CV8 2GR

A three/four-bedroom terraced house, built in the 1940s, includes a versatile study. This property features two reception rooms, providing ample space for a family. Additionally, it has a convenient cloakroom with a W.C., enhancing its functionality. While the home retains its classic 1940s character, it is in need of full modernisation and improvement. With full double glazing and central heating via a back boiler, the property offers a blank canvas for buyers to infuse their personal style and preferences. This is an exciting opportunity for those with a vision to transform the space.

Situated close to the picturesque Abbey Fields, residents can enjoy the beauty of nature alongside the convenience of local amenities. The location is ideal for families, with St Nicolas Junior School nearby.

In summary, this terraced house on School Lane is a promising investment for anyone looking to embark on a renovation project in a sought-after location. With its generous living space and potential for modernisation, viewing is essential. There is no onward chain and vacant possession.



4



1



2



E

Council Tax Band: C





### Approach

Over a shared pathway to a further block-paved path, with steps leading up to a storm porch featuring a replacement composite front door with a frosted double-glazed inset.

### Reception Hall

Featuring an LED ceiling light, a radiator, coat hooks, and a useful under-stairs storage cupboard, with stairs rising to the first floor and a sliding door.

### Cloakroom W.C.

Featuring a two-piece white suite with a corner wash hand basin and tiled splashback, low-level W.C., opaque double-glazed replacement window to the front, and ceiling light.

### Front Sitting Room

With a replacement double-glazed window to the front, a radiator, a ceiling light, and a corner chimney breast with a capped-off gas fire.

### Rear Dining Room

The room features a double-glazed window at the rear, a ceiling light, and a living flame-effect gas fire. The fireplace has a composite marble hearth with a brass surround and grate, and it also serves as the back boiler for the central heating system. Additionally, there is a wall-mounted oak cabinet on one side of the chimney recess.

### Breakfast Kitchen

The kitchen features a range of dated white wood grain-effect base and wall units, complemented by rounded edge work surfaces. It includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap and ceramic tiling as a splashback. The appliances consist of a slot-in New World double oven and grill, along with a four-ring gas hob. Additional amenities include a radiator, a double-glazed window, and a door leading to the rear garden. The space is equipped with plumbing for a washing machine, a wall-mounted fused and electric isolation unit, and two ceiling strip lights.

### First Floor Landing

Spacious landing with room for a desk/work station, double-glazed window to the front, smoke alarm, ceiling light, access to the insulated roof space, useful over-stairs storage cupboard with slatted shelving, door to the

### Wet Room

The bathroom features a low-level water closet, a pedestal wash hand basin, and a walk-in shower area

equipped with a low-level screen and a shower curtain rail. It includes a Triton electric shower and ceramic tiling on the walls. Additional features consist of an LED ceiling light, an extractor fan, a radiator, and a wall-mounted electric bar heater. There is also an opaque double-glazed window at the front.

### Double Bedroom One

There is a double-glazed window at the rear, ceiling light, built-in airing cupboard with a lagged copper cylinder and slatted shelving.

### Double Bedroom Two

With double-glazed window to the front and ceiling light.

### Bedroom Three

There is a double glazed window at the rear, a ceiling light, and a built-in wardrobe featuring twin hanging rails, hooks, and a cupboard above.

### Bedroom 4/Study

With double-glazed windows to the rear, ceiling light, sliding door, and fitted shelving to one wall.

### Rear Garden

The property features a large rear garden with a full-width patio, a water butt, and a low-level timber shed. There is also a mature apple tree and a well-maintained lawn. A pathway leads to the top of the garden, which includes mature trees, shrubs, bushes, and a dilapidated shed. The garden extends over 100 feet and offers excellent potential for someone to personalise the landscaping.

### Front

At the front of the property is a paved fore garden with a picket fence and a well-kept privet hedge along the border. To the side, there is a shared walkway covered by a brick arch.

### Tenure

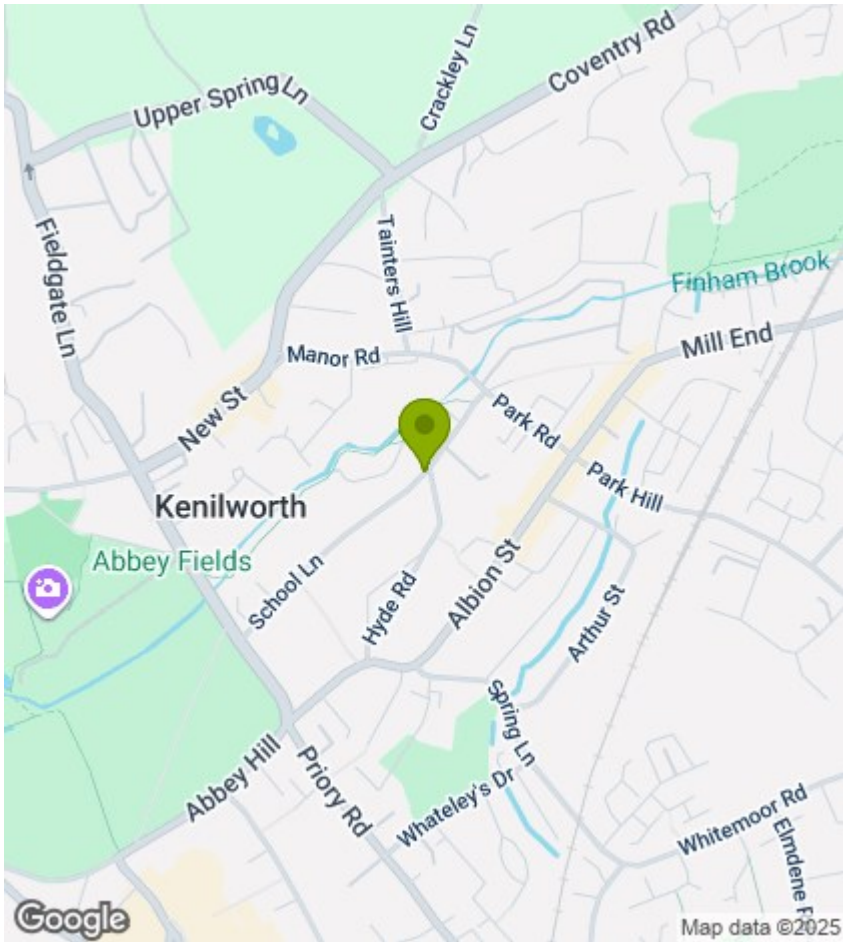
The property is freehold.

### Services

All mains services are connected

### Fixtures And Fittings

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



## Viewings

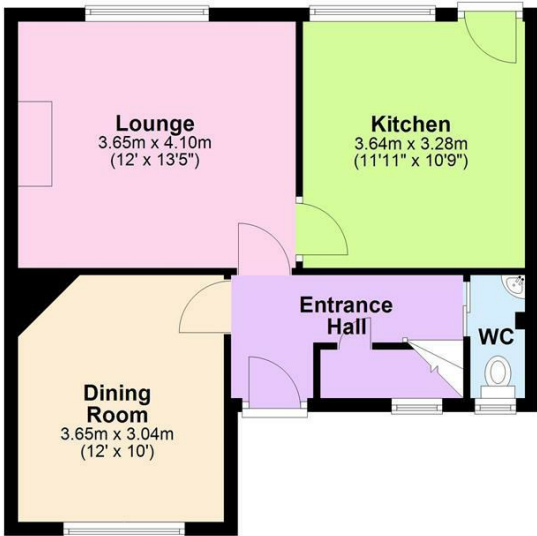
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

E

| 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>                            |         | 80                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 54      |                         |
| (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

