



Beech Drive, Kenilworth

Offers In The Region Of £369,950

- Two Bedroom Semi-detached Bungalow
- Living Room With Feature Fireplace
- Conservatory, Breakfast Kitchen With Integrated Appliances
- Modern Shower Room
- Attractive Rear Garden, And No Onward Chain
- Entrance Hall
- Energy Rating D - 67
- Two Bedrooms, 1 double with built in wardrobes
- Garage And Driveway Parking
- Warwick District Council Tax Band D

Beech Drive, Kenilworth, CV8 2JQ

This remodelled and well-presented two-bedroom semi-detached bungalow offers attractive accommodations that are easy to maintain and tastefully decorated. The fully gas-fired, double-glazed extended home features a recessed front door, a reception hall with a storage cupboard, and an attractive lounge with a fireplace. It also includes an inner hall, a re-fitted kitchen with an integrated oven, hob, and filter, as well as a dining space.

Additionally, there is a double-glazed conservatory, two bedrooms, both with fitted built-in wardrobes and a high-quality re-fitted bathroom with a shower. The property boasts a block-paved forecourt driveway with off-road parking, a side-enclosed driveway, and a garage, alongside a beautifully landscaped, well-established rear garden.

This bungalow is offered for sale with no onward chain.



2



1



1



D - 67

Council Tax Band: D



Approach

Over a block paved driveway to a open canopy with tiled step, outside courtesy lighting, composite front door with frosted full height windows on either side into the

Entrance Hall

Laminate flooring covers the area. A door leads into the sitting room and bedroom two. The room features ceiling light coving, a radiator, coat hooks, and a low-level cupboard housing the electric isolation unit along with the electric and gas meters.

Living Room

With a window to front, radiator, coving, ceiling light, two wall lights, living flame effect coal gas fire with matching marble composite inset surround, mantle and hearth, feature wall paper to one wall, t.v point door to

Inner Hall

With ceiling light, access to the insulated roof space, useful storage cupboard with fitted shelving, door to

Fitted Kitchen

Comprehensively fitted with a range of matching dark wood grain-fronted base and wall units, featuring marble-effect rounded edge work surfaces and ceramic tiling to the upstand. It includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap, an integrated Bosch fan-assisted oven and grill, a four-ring Bosch induction hob with a concealed illuminated extractor hood above, an integrated Bosch slimline dishwasher, and a washing machine. There is also space for a large upright fridge freezer and a breakfast table. Additional features include wood laminate flooring, a vertical radiator, a ceiling light, LED downlighters, and a double-glazed door with a full-height window leading into the

Double Bedroom One

With LED downlighters, a window overlooking the conservatory, a radiator, built-in double wardrobe with automatic lights with twin hanging, further storage cupboard with slatted shelving.

Double Bedroom Two

With window and door to side, radiator, ceiling light, coving, built in storage cupboard with wall mounted Worcester Bosch combination boiler servicing the hot water and central heating.

Conservatory

With surrounding double glazed windows and dwarf brick wall with full height side wall, door to the garden, pitched polycarbonate roof, and two radiators and wall light.

Refitted Shower Room

The bathroom features a modern three-piece white suite, including a high-level toilet, a half-pedestal wall-hung

washbasin with a chrome mixer, and a large walk-in shower enclosure equipped with a Triton electric shower and a fitted shower seat. The space is finished with ceramic tiling on the floor and walls, LED downlighters, an extractor fan, and a radiator. Additionally, there is an opaque window on the side for natural light.

Rear Garden

A lovely feature of the property, fully enclosed by perimeter fencing, laid to lawn with a tray of shrubs and plants with notable acer and fruit trees, large timber shed and useful side double gated access to the front, with full-width patio.

Garage

Concrete section garage with peddle dash exterior finish with metal up and over door to front.

Front

To the front of the property there is an attractive low maintenance gravelled fore garden with railway sleeper edging and low level dwarf wall, block paved driveway with parking for 1/2 cars.

Tenure

The property is freehold

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

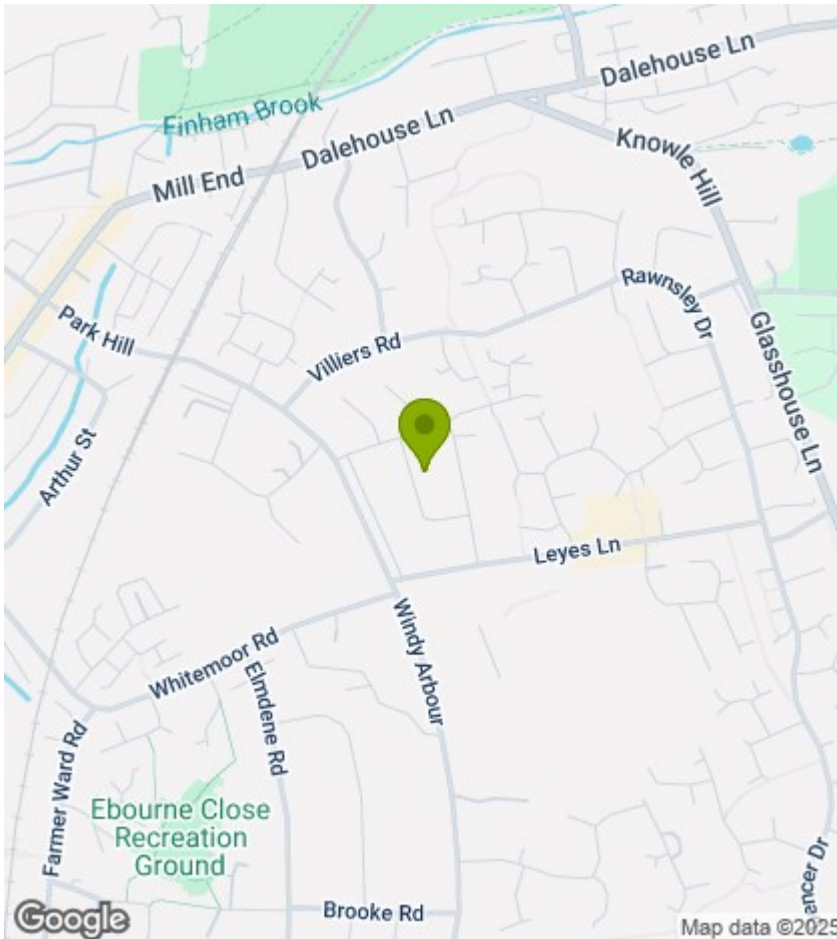
BT

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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

