



Queens Close, Kenilworth

Offers In The Region Of £499,950

- Four Bedroom Town Centre Detached House
- No Onward chain
- Porch, Hall & Ground Floor Shower Room
- Kitchen & Breakfast room
- Attractive Rear Garden, Garage & Driveway Parking
- Modernisation & Improving Required
- Energy Rating
- Living & Dining Room
- Four Double Bedrooms & Family Bathroom
- Warwick District Council Tax Band E

Queens Close, Kenilworth, CV8 1JR

OPEN DAY SATURDAY 3rd JANUARY 11.00-12.30 PM. PLEASE CALL TO BOOK YOUR APPOINTMENT SLOT.

This four-bedroom detached house, built in the 1950s, is situated in a highly desirable residential area. It is the only detached property in a quiet cul-de-sac, conveniently located near the town centre of Kenilworth. The house requires modernisation and improvement, but it offers spacious rooms, a wide plot, a rear garden, and ample off-road parking.

There is potential for further development and enhancement. The property is available for sale with no chain and immediate vacant possession. The accommodation includes an enclosed porch, a reception hallway, a WC/shower room, a living room, a dining room, a fitted kitchen, a breakfast room, and a first-floor landing. It features four bedrooms (three of which are doubles) and a spacious original family bathroom. The attractive, wide rear garden, integral garage, and tarmac driveway at the front provide ample parking.

This property is offered for sale with no onward chain.



Council Tax Band: E



Approach

Over a tarmac driveway to the

Porch

Enclosed Porch with twin UPVC front doors, inset matting, internal opaque glazed door with wrought iron decorative inset, side panel window into the

Reception Hall

Featuring two ceiling lights, a radiator, and stairs leading to the first floor, this space includes an open under-stairs storage area and a built-in storage cupboard, with a door leading to the

Cloakroom/ Shower Room

The bathroom features a three-piece suite in a pampas colour, which includes a low-level toilet, a pedestal wash hand basin, and a walk-in shower equipped with a mains-fed Mira shower. The walls are adorned with ceramic tiling, and there is a radiator for heating. A mirrored vanity cabinet provides additional storage, while the floor is finished with vinyl. An opaque double-glazed window allows natural light in, and an extractor fan helps with ventilation. The ceiling is well-lit with a ceiling light fixture.

Living Room

With double-glazed windows to front and side, ceiling light, inset living flame bar fire with central chimney breast with brick decorative inset and t.v stand, opening to the

Dining Area

With a double-glazed window to the side, a radiator, aluminium patio doors leading to the rear garden, and a door to

Breakfast Room

With a secondary aluminium double-glazed window to the rear, ceiling light built in, matching pine fronted base and wall units, useful understairs storage/pantry cupboard, doorway to the

Kitchen

The kitchen features a set of matching base and wall units from the 1970s, complete with square-edged work surfaces. It is equipped with a double drainer stainless steel sink and has plumbing space for both a washing machine and a tumble dryer. Additionally, there is room for a large upright fridge freezer and a slot-in electric cooker. The kitchen includes secondary glazed aluminum windows at the rear and side, a vinyl floor, a radiator, and a door leading to the garage.

First Floor Landing

Access to an insulated roof space, an airing cupboard housing the lagged copper cylinder, slatted shelving, and a door to

Bathroom

Three-piece turquoise colored suite with low-level W.C., pedestal wash hand basin, paneled bath, ceramic tiling on walls, mirrored vanity cabinet, cushion flooring, opaque double glazed window to rear, and a radiator.

Double Bedroom One

Double-glazed windows with secondary aluminium are present at the front and side. The room includes a radiator, cushioned

vinyl flooring, and a built-in wardrobe with hanging space, a shelf, and additional storage above.

Double Bedroom Two

With a secondary aluminium glazed window at the rear, there is a ceiling light, built-in wardrobes featuring hanging space and shelving, along with open storage above, and a radiator.

Double Bedroom Three

This space features two aluminium secondary-glazed windows at the front, as well as two ceiling lights and two radiators.

Double Bedroom Four

With double-glazed windows to the side and rear, a range of shelving.

Integral Garage

There is a pedestrian door off the kitchen, with an electric roller door at the front. Power and light are connected, and there is a glazed door to the side, which also houses the electric and gas meters, along with the electric fuses.

Rear Garden

A spacious, wide rear garden with an appealing western aspect, enclosed by perimeter fencing, featuring a side lean-to greenhouse and timber shed, side gated access, and screening fruit trees. There is also a block-paved patio.

Front

At the front of the property is a tarmac driveway with an inset lawn and a low-level dwarf garden wall.

Tenure

The property is freehold

Services

All mains services are connected;
Mobile coverage

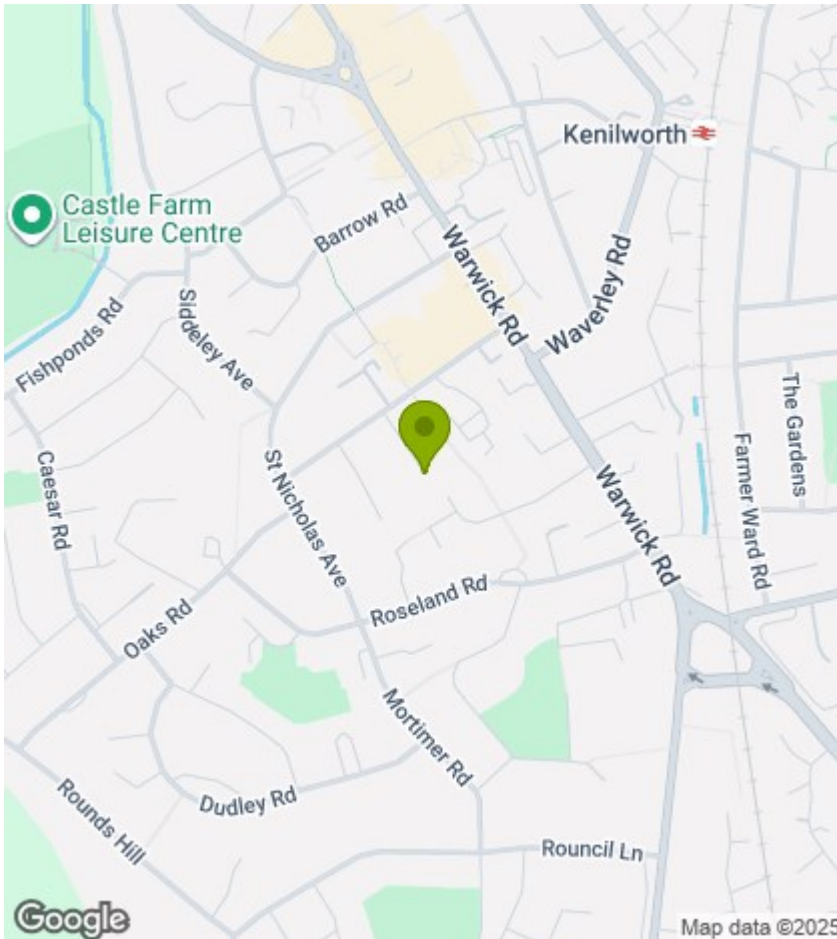
EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 148.0 sq. metres (1592.7 sq. feet)