



Bertie Road, Kenilworth, Warwickshire. CV8 1JP

£575,000

- Four Bedroom Detached House
- Offered For Sale With No Onward Chain
- Through Extended Lounge/Dining Room
- Luxury Refitted Open Plan Kitchen
- Gas Central Heating & Double Glazing
- Convenient Town Centre Location
- Energy Rating E - 44
- Four Bedrooms & Three Bathrooms On Three Floors
- Attractive Rear Garden & Driveway Parking
- Warwick District Council Tax Band E

Bertie Road, Kenilworth, CV8 1JP

A beautifully extended late-1920s detached residence, enviably positioned in the very heart of Kenilworth town centre, just a short stroll from Waitrose. This charming home seamlessly blends character features with contemporary upgrades, having been significantly enhanced by the current owner to create a stylish and versatile living space.

Retaining a number of original period details, the property lies within the sought-after catchment for St Nicholas Junior School and offers well-balanced accommodation arranged over three floors. The ground floor comprises an inviting open porch leading into a welcoming reception hallway, a refitted wet room with W.C., and a superb through lounge/dining room opening into an extended, open-plan dining kitchen—ideal for modern family living and entertaining. A separate, refitted utility room adds further practicality.

To the first floor are three bedrooms, two of which are generous doubles, alongside a stylishly refitted family bathroom. The second floor hosts an impressive dormer double bedroom complete with its own en suite shower room.

Externally, the property enjoys a private walled and well-proportioned rear garden, with useful side access and a timber shed. To the front, a block-paved driveway provides off-road parking for two vehicles.



4



3



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E - 44

Council Tax Band: E



APPROACH

Over a block paved driveway to an open timber framed porch with matching dwarf walls and quarry tiled floor with composite front door into the

RECEPTION HALL

With a mat well, ceiling light, coving, radiator, and oak flooring, stairs rise to the first floor, with a useful understairs storage cupboard and a door leading to the...

REFITTED WET ROOM

With stylish grey porcelain tiles to the walls, LED downlighters, a low-level WC, and a vanity wash hand basin with cupboard below. There is also a mains-fed shower with chrome fittings and attachments, an extractor fan, a wall-mounted mirror, and a frosted double-glazed window to the side.

LOUNGE

3.33 x 3.34 (10'11" x 10'11")

With a walk-in bay window to the front, ceiling light, coving, and oak flooring. There is an ornamental cast iron fireplace surround with a tiled hearth, a TV point, a picture rail, and an archway to the...

EXTENDED DINING/BREAKFAST ROOM

3.62 x 3.04 (11'11" x 10'0")

With a continuation of the oak flooring, radiator, coving, picture rail, and ceiling light. There is an ornamental open fireplace with a cast iron grate and tiled hearth with a painted cast iron surround, space for a large table, and French doors leading to the garden.

KITCHEN

3.02 x 5.23 (9'11" x 17'2")

Refitted and extended kitchen comprehensively fitted with a range of matching white handleless base and wall units, with quartz-effect square-edged work surfaces. There is a one-and-a-half bowl stainless steel sink with chrome mixer tap, a four-ring Lamona stainless steel gas hob with matching illuminated extractor hood above, and an eye-level Bosch double electric fan-assisted oven with grill. Additional features include orange brick-bond style ceramic tiling to the splashbacks, LED downlighters, ceramic tiled flooring, an American-style fridge freezer, and a dishwasher. There is a window to the rear and an archway leading to the...

UTILITY ROOM

2.59 x 2.12 (8'6" x 6'11")

Refitted utility room with matching base and wall units and quartz-effect square-edged work surfaces. There is an automatic washing machine and dryer, ceramic tiling to the splashback, and a cupboard concealing the Worcester Bosch combination boiler serving the hot water and central heating. A door provides access to the side.

FIRST FLOOR LANDING

With a smoke alarm, ceiling light, and stairs rising to the second floor, along with a window to the side.

DOUBLE BEDROOM ONE

3.64 x 3.04 (11'11" x 10'0")

With a window to the front, coving, picture rail, and ceiling light. There is an original ornamental cast iron fireplace with a tiled hearth, and matching full-height wardrobes to either side of the chimney breast, providing hanging and shelving space.

DOUBLE BEDROOM TWO

3.34 x 3.35 (10'11" x 11'0")

With a window to the rear, radiator, ceiling light, and coving. There is a feature original ornamental cast iron fireplace with a tiled hearth, together with a built-in cupboard with shelving.

BEDROOM THREE

3.71 x 3.77 (12'2" x 12'4")

With a window to the front, radiator, ceiling light, coving, and picture rail.

FAMILY BATHROOM

1.96 x 1.79 (6'5" x 5'10")

With a refitted three-piece white suite comprising a low-level WC, vanity wash hand basin with cupboard below, and a panelled bath with central waterfall mixer tap. There is a mains-fed electric shower over the bath with twin chrome shower attachments, attractive porcelain tiling to the walls and floor, a feature heated chrome towel rail/radiator, a frosted window to the rear, and LED downlighters.

SECOND FLOOR LANDING

With velux window and a door to

DOUBLE BEDROOM FOUR

2.26 x 1.83 (7'5" x 6'0")

With a wooden-framed dormer window to the rear, radiator, downlighters, and polished floorboards. There are telephone and TV points, a storage alcove with a Velux window to the front, and a door to the...

EN SUITE

With a three-piece white suite comprising a low-level WC, pedestal wash hand basin, and a walk-in shower cubicle with Triton T80 electric shower. There is ceramic tiling to all walls, a frosted wooden-framed window to the rear, a heated chrome towel rail, LED downlighters, and an extractor fan.

REAR GARDEN

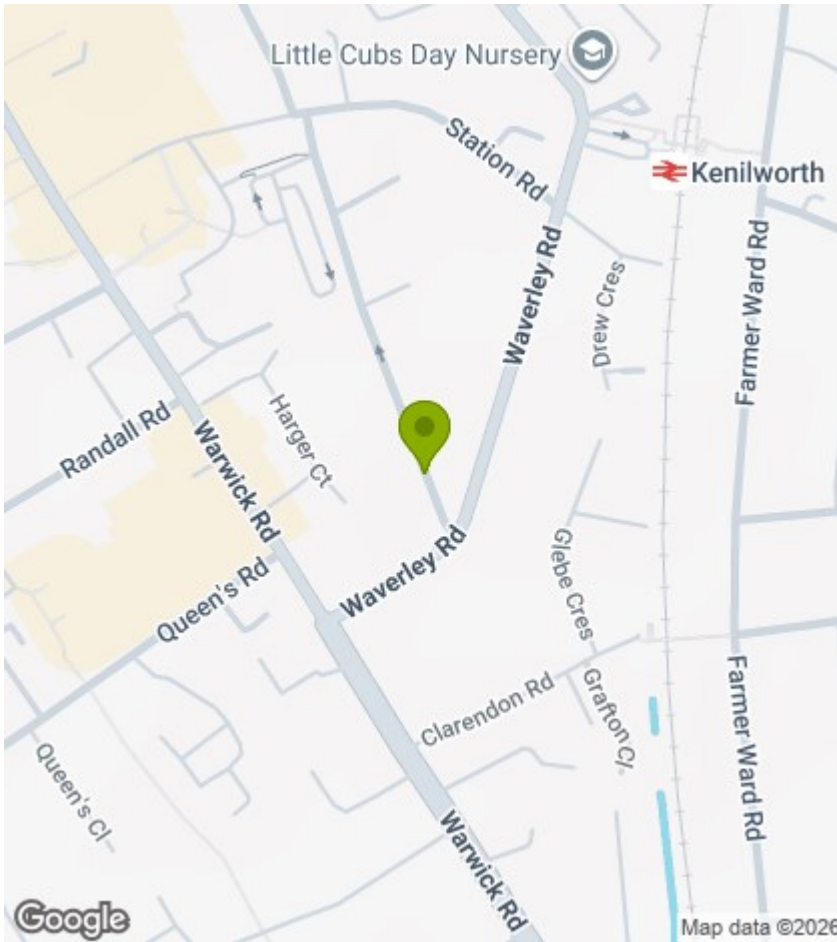
Fully enclosed by perimeter fencing and a garden wall, the garden features a full-width patio and a garage-sized timber shed. There are well-stocked, established borders with screening trees, twin gated side access to the front, outside courtesy lighting, and a cold water tap.

FRONT

To the front of the property is a block paved driveway with parking for two cars and dwarf wall.

Services

All mains services are provided



Viewings

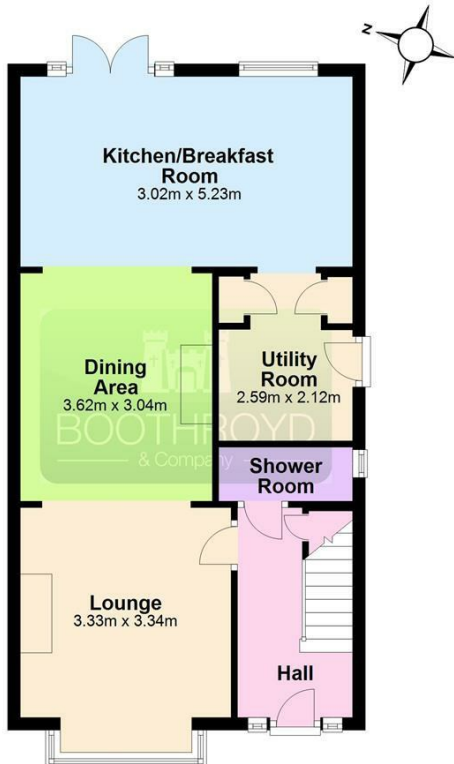
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

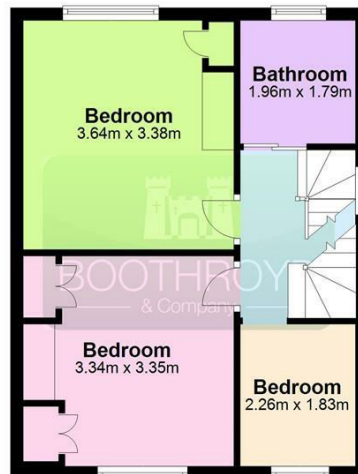
E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | | |
| (39-54) E | | 44 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

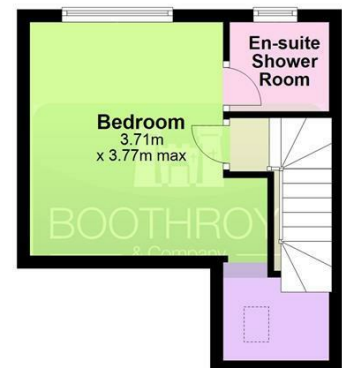
Ground Floor



First Floor



Second Floor



Total area: approx. 111.7 sq. metres