



## Villiers Road, Kenilworth

Offers Over £460,000

- Three Bedroom Detached House
- Enclosed Porch, Reception Hall & Cloakroom W.C
- Kitchen To Front
- Conservatory
- Attractive Rear Garden, Garage & Utility/Store Area
- No Onward Chain
- Energy Rating D - 66
- Living/Dining Room To Rear
- Three Good Bedrooms & Family Bathroom
- Warwick District Council Tax Band E

# Villiers Road, Kenilworth, CV8 2JB

A three-bedroom detached house in a popular location is being offered for sale with no onward chain and features an attractive rear garden. The property includes an enclosed porch, a reception hall, and a cloakroom with a WC. The fitted kitchen is located at the front, while the spacious living and dining room is situated at the rear, leading to a conservatory.

On the first floor, there are three bedrooms and a bathroom. Outside, there is a lovely rear garden, as well as a garage and utility area at the back. At the front, a tarmac driveway provides parking space for two cars.



3



2



D - 66

Council Tax Band: E



## Approach

Over a tarmac and block-edged driveway to a

## Enclosed Porch

A fully enclosed double-glazed porch with hardwood leaded and glazed full-height windows and matching door, featuring a ceramic tiled floor and courtesy wall light. A hardwood panelled door leads into the

## Reception Hall

With a ceiling light featuring a central rose, radiator, dado rail, coving, smoke alarm, telephone point, and dog leg stairs leading to the first floor, along with a door to the

## Cloakroom W.C

White suite with low-level W.C., corner wash hand basin, ceramic tiled splashbacks, opaque wooden double-glazed window to the side, coat hooks, and modern stop cock.

## Kitchen

The kitchen features a leaded, wooden-framed, double-glazed window at the front. It is comprehensively fitted with a range of matching dark oak effect base and wall units, including a glazed display cabinet. The marble effect work surfaces have a rounded edge and include a single-drainer stainless steel sink with a chrome mixer tap.

Included in the sale are a slot-in Zanussi double oven and grill, a halogen hob, and a concealed illuminated extractor hood, along with a Bosch freestanding washing machine. The kitchen also has a low-level breakfast bar with a stool, an integrated under-counter fridge, and cushioned flooring.

Additional features include ceiling downlighters, imitation ceiling beams, a hardwood opaque glazed side door, space for a large upright freezer, and a radiator.

## Through Living Dining Room

Living room featuring a ceiling light with a central rose, coving, and a living flame effect coal gas fire with a marble composite inset and hearth, complete with a wooden mantle and surround. The room also includes a radiator and an archway leading to the next area.

## Dining Room

With a radiator, a ceiling light featuring a central rose, coving, and sliding hybrid wooden patio doors leading into the

## Conservatory

Low-level brick dwarf walls surround matching wooden-framed, double-glazed windows with French doors leading onto the patio. The space features a pitched polycarbonate roof, a radiator, and a range of power points.

## First Floor Landing

A dog-leg staircase leads to the first floor, featuring a matching wooden bannister rail and spindles. There is a dado rail and a double-glazed bow window offering views down Finham Road at the front. The staircase provides access to an insulated and partially boarded loft space with a retractable ladder.

## Double Bedroom One

The room features a leaded, wooden-framed double-glazed window, a radiator, and a ceiling light. It includes a range of matching built-in bedroom furniture, which consists of four

double wardrobes with hanging space and shelving, as well as a matching cupboard above. There is also over-bed storage, a vanity table with drawers on either side, and a fitted mirror with shelving.

## Double Bedroom Two

With a double-glazed window to the rear, there is a radiator, ceiling light, built-in wardrobes with matching mirrored doors, and a built-in desk with drawers on either side and shelves above.

## Bedroom Three

There is a leaded wooden-framed double-glazed window at the front, along with a ceiling light, radiator, and built-in matching double wardrobes featuring cupboards above. Additionally, there is a matching chest of drawers with shelving.

## Bathroom

The bathroom features a three-piece Twyford's white suite, which includes a low-level WC and a pedestal wash hand basin. It also has a wooden-panelled bath equipped with a Triton T80 electric shower and a shower curtain rail. The walls are ceramic-tiled, and there is a radiator, an extractor fan, and an opaque leaded double-glazed window at the front.

## Side Covered Lean To

Featuring a polycarbonate roof, a secure wooden gate at the front, and a security light, which leads to the rear garden.

## Rear Garden

This garden is a beautiful feature, showcasing a variety of mature shrubs and plants. It is fully enclosed by perimeter fencing, with well-planted borders. The garden also includes a timber shed, a pathway, and a fully width patio.

## Store/Utility Room

Located to the rear of the garage with space and plumbing for a washing machine and tumble dryer, fitted shelving, wall mounted Vaillant eco fit pure combination boiler servicing the hot water and central heating.

## Single Garage

With two steps down from lobby, metal up and over door to front, wall mounted electric and smart gas meter with electric fuses.

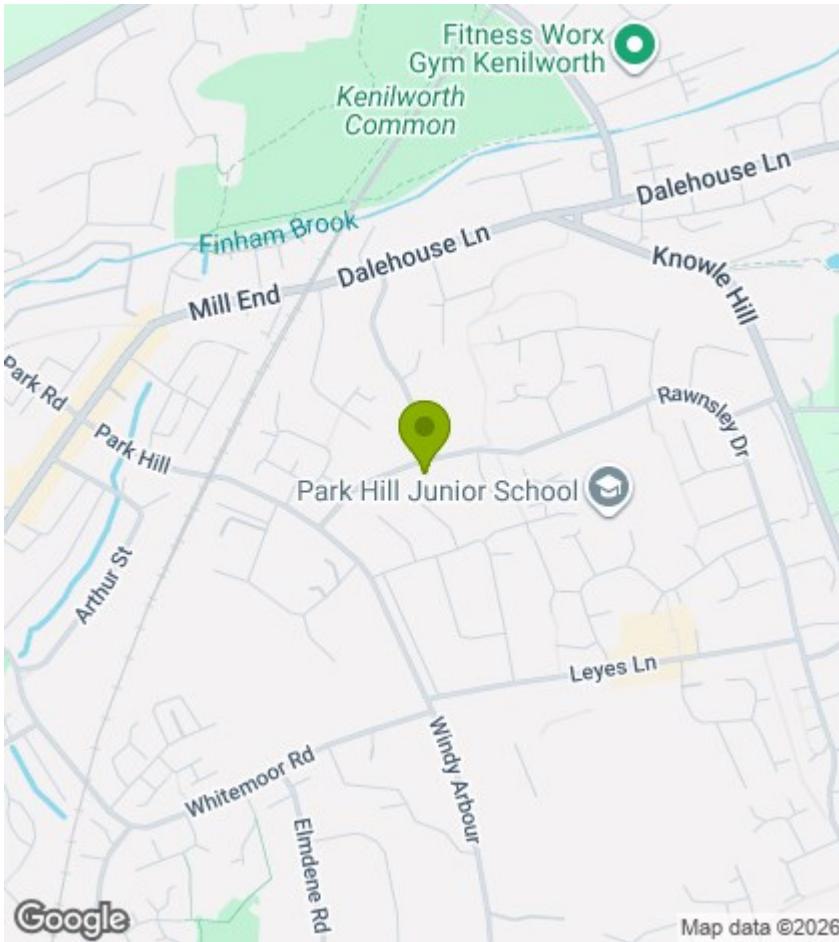
## Tenure

The property is freehold

## Services

All mains services are connected

## Fixtures And Fittings



## Viewings

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

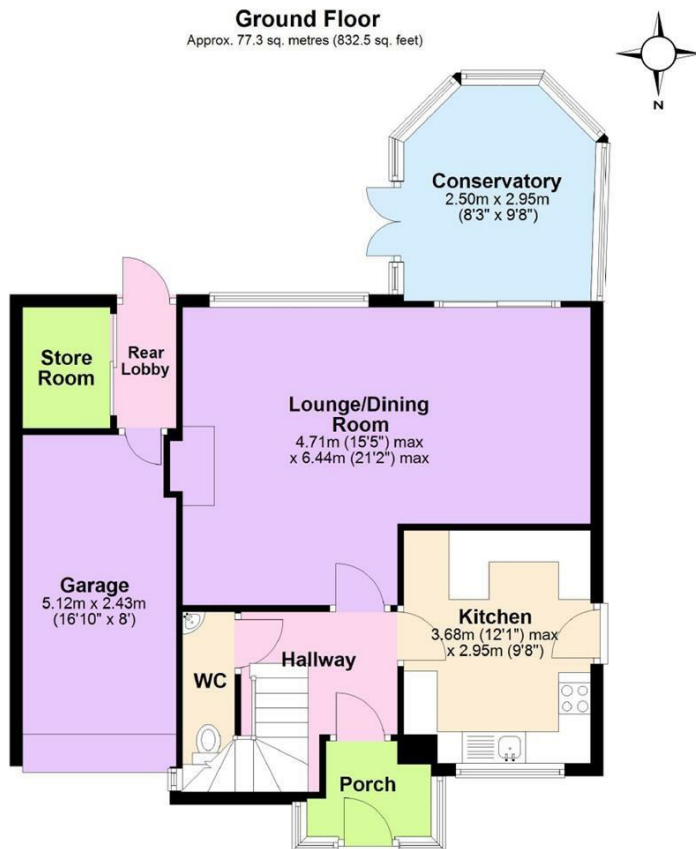
## EPC Rating:

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>			
(55-68) <b>D</b>		66	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

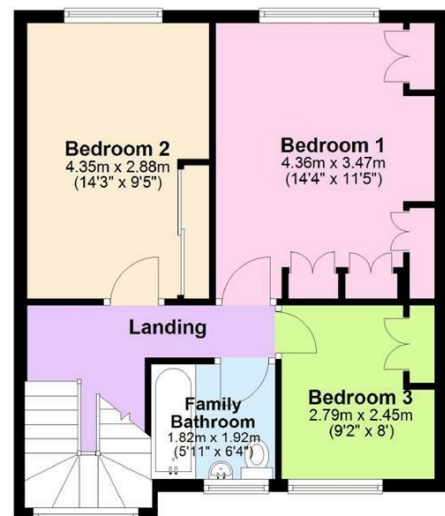
### Ground Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 122.5 sq. metres (1318.8 sq. feet)