



Priorsfield Road, Kenilworth

Offers In The Region Of £480,000

- Extended Four Bedroom Semi Detached House
- Through Living Room & Extended Dining Room
- Fitted Kitchen
- Four Bedrooms over Two floors
- Large Rear Garden
- Open Porch & Reception Hall
- Energy Rating C - 72
- Utility, Cloakroom & Garage Store
- Bathroom & Ensuite
- Warwick District Council Tax Band D

Priorsfield Road, Kenilworth, CV8 1BZ

This four-bedroom, semi-detached property is located in a popular residential area and is situated within the catchment for Priorsfield School. It features a generous rear garden.

The home is fully gas centrally heated and double-glazed. The accommodation includes a reception hallway, a spacious through lounge, an extended dining/breakfast room, a utility room, a cloakroom with a W.C., and a front garage store. On the first floor, you will find three bedrooms, including two doubles. There is also a modern three-piece white shower room adorned with ceramic tiles. An upgraded loft conversion features a dormer and a high-quality three-piece ensuite shower room.

Outside, the large rear garden is beautifully laid to lawn and well-stocked with a variety of shrubs and plants. The front of the property features a landscaped inset garden as well as a tarmac driveway that provides parking. Early viewing is advised.



Council Tax Band: D



Entrance

Approached via a tarmac driveway with block edging, there are two steps leading up to a PVCu front door, which features matching PVCu insets and an EV charger.

Reception hall

Laminate flooring, radiator, and stairs leading to the first floor; a central ceiling light, smoke alarm, and useful under-stairs storage cupboard housing the electricity meter and electric isolation unit; further useful built-in storage cupboard with fitted shelving.

Through Lounge

Radiator beneath a large window overlooking the front garden, central ceiling light, and matching inset brick fireplace surround with a wooden mantel, opening into the

Extended Dining Breakfast Room

Featuring a sky pod ceiling lantern, LED downlighters, and wood laminate flooring, the room includes two radiators. The French doors open onto the patio, with matching windows on either side.

Utility

The kitchen features a wood block work surface, a Belfast sink with a chrome mixer tap, and space along with plumbing for a washing machine and a separate dryer. It includes a radiator, a window, and a door leading to the rear garden. The flooring is made of LVT, and there are LED downlighters throughout.

Cloakroom W.C.

With a low level w.c. corner wash hand basin with tiled splashback and chrome mixer tap, cupboard concealing the gas meter, LVT flooring, extractor fan and LED downlighters,

Kitchen

This kitchen is comprehensively fitted with a range of matching cream shaker-style base and wall units. It features wood block effect rounded edge work surfaces, a single stainless steel sink with a chrome mixer tap, and ceramic tiling on the splashback. The integrated Bosch electric fan-assisted oven and grill is complemented by a four-ring stainless steel gas hob with an illuminated extractor hood above. Additionally, there is a slimline Samsung dishwasher and space for a large upright fridge freezer. The work surface opens into the dining room and is finished with ceramic tiling on the floor and LED downlighters. There is also an opaque window on the side.

First Floor Landing

Smoke alarm, central ceiling light, window to side and door to

Bedroom One

The room has a window at the front, a radiator, and a ceiling light.

Bedroom Two

The room features a radiator and a window at the rear, along with a central ceiling light.

Bedroom

A single bedroom featuring a front-facing window, a ceiling light, and a radiator.

Family Bathroom

The bathroom features a three-piece white suite, including a low-level W.C., a half pedestal wall-mounted wash hand basin with a chrome mixer tap, and a paneled bath with a central chrome mixer tap and shower attachment. There is also a

further electric shower with a shower screen above the bath. The walls and floor are finished with porcelain tiling, and the space is well-lit with LED downlighters. Additionally, there is an opaque window at the rear and a heated chrome towel rail for added comfort.

Second Floor Landing

Stairs lead to the top floor, featuring an opaque side window, smoke alarm, LED downlighters, white banister rail and spindles, and a door.

Master Bedroom

With a dormer window offering lovely views over the rear garden, LED downlighters, two Velux windows at the front, and useful eaves storage, plus a door to

Ensuite

The bathroom features a modern three-piece white suite, including a low-level W.C., a corner vanity wash hand basin with a cupboard below, and a stylish circular bowl with a quartz top. There is also a walk-in shower enclosure equipped with a mains-fed shower and chrome fixtures, along with sliding twin shower doors. Additional highlights include a heated chrome towel rail, porcelain tiling on the walls and floor, LED downlighters, an extractor fan, an opaque window to the rear, and a corner mirrored vanity cabinet.

Rear Garden

This charming feature of the property is completely enclosed by perimeter fencing and hedging. The area is primarily laid to lawn and features well-maintained borders filled with a lovely variety of shrubs, trees, and plants, including screening silver birch. It also includes a full-width patio, an outside cold water tap, a timber garden shed, and courtesy lighting.

Garage Store

Reduced size with electric roller door to front, power and light connected, wall mounted Vaillant combination boiler servicing the hot water and central heating.

Services

All main services are connected.

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
9 Mbps
Superfast
56 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

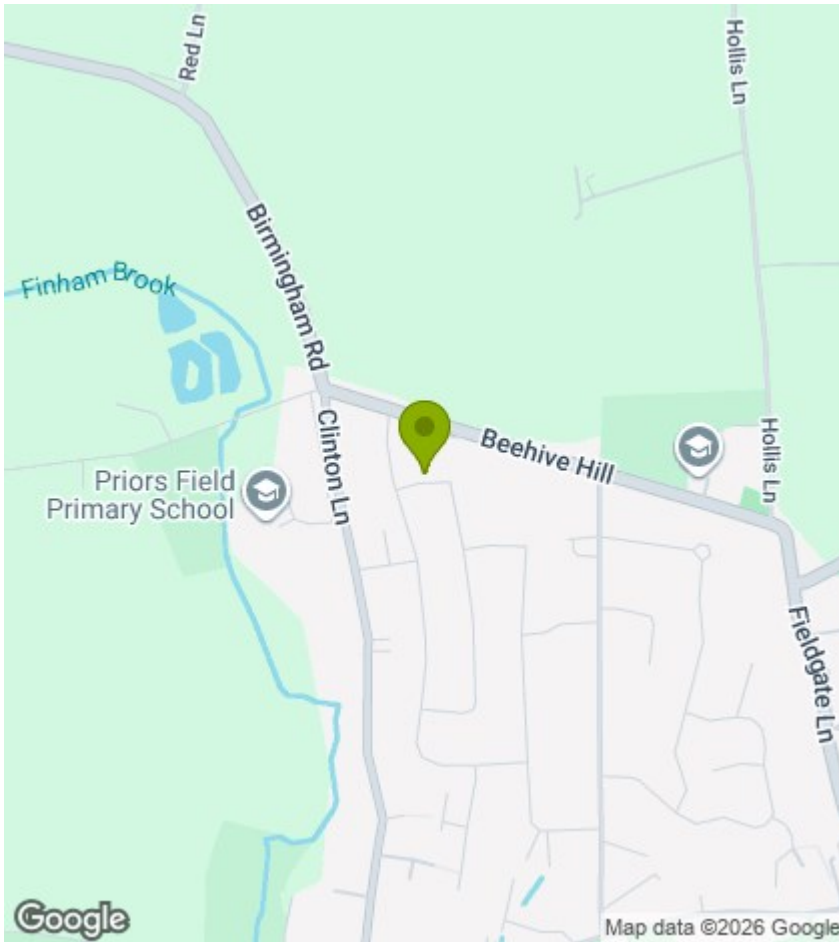
BT
Sky
Virgin

Tenure

The property is freehold.

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:

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Total area: approx. 125.2 sq. metres (1347.5 sq. feet)