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Woodmill Meadow, Kenilworth, Warwickshire. CV8 2XP

£290,000

- Modern Two Bedroom Semi Detached House
- Refitted Shaker Style Kitchen With Integrated Appliances
- Rear Garden With Large Summerhouse
- EPC Rating C - 73
- Gas Central Heating And Double Glazing
- Newly Fitted Bathroom with Rainfall Shower
- Two Allocated Parking Bays
- Attractive Cul De Sac Adjacent To Kenilworth Greenway
- Viewing Highly Recommended
- Warwick District Council Tax Band C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Woodmill Meadow, Kenilworth, CV8 2XP

A modern two bedroom semi detached home occupying a pleasant position at the entrance of this popular cul-de-sac, ideally situated close to the Kenilworth Greenway with its wonderful walks quite literally on the doorstep. The property is well presented throughout and benefits from double glazing, gas central heating and two allocated parking bays located directly opposite the house.

The accommodation briefly comprises a vestibule entrance hall leading into the comfortable front lounge, whilst beyond is a refitted shaker style kitchen fitted with integrated appliances and French doors opening onto the rear patio and garden, creating an ideal space for modern living and entertaining.

To the first floor there are two bedrooms together with a newly fitted bathroom featuring a contemporary white suite and thermostatic rainfall shower over the bath.

Outside, the rear garden enjoys a patio area together with a large summerhouse.

An ideal first purchase or investment opportunity in a sought after residential location close to excellent outdoor amenities and transport links.

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Council Tax Band: C







Entrance Hallway
Entered through a uPVC door and having stairs rising to the first floor landing with a radiator at the foot. Door leads into the lounge.

Lounge
4.46m x 3.94m (14'7" x 12'11")
Window to the fore with a radiator beneath. Understairs storage cupboard and further radiator. Double doors lead into the kitchen.

Breakfast Kitchen
2.79m x 3.94m (9'1" x 12'11")
Fitted with a comprehensive range of white shaker style wall and base units complemented by wood effect work surfaces incorporating a composite sink unit positioned beneath a rear facing window. Integrated appliances include an electric oven with four ring gas hob and extractor canopy over, together with a fridge freezer, dishwasher and washing machine. Complemented by tiled splashbacks, the room also provides a breakfast area with radiator and French doors opening directly onto the rear garden.

Landing
With an oriel window on the turn, access to loft void and doors off to:

Bedroom One
3.32m x 3.94m (10'10" x 12'11")
With a window to the fore, radiator and a built in cupboard.

Bedroom Two
3.44m x 2.40m (11'3" x 7'10")
Window to the rear and a radiator beneath.

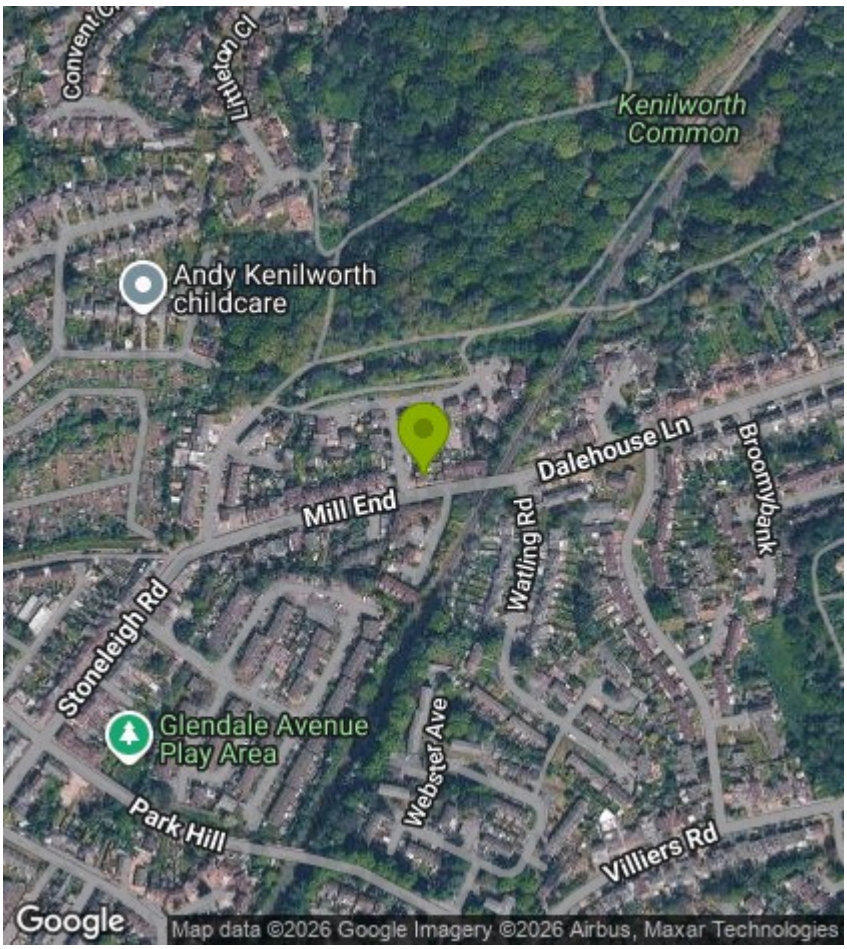
Bathroom
Refitted with a contemporary white suite comprising a panelled bath with thermostatic rainfall shower over, vanity wash hand basin and close coupled WC. Complemented by tiled splashbacks, a heated towel rail and illuminated medicine cabinet, together with a frosted window providing natural light and privacy.

Rear Garden
The rear garden enjoys a paved patio area leading directly from the house, beyond which is a formal lawn enclosed by a combination of walling and panelled fencing. Positioned at the head of the garden is a substantial summerhouse with French doors together with power and lighting.

Front Garden
There is a small foregarden with footpath to the front door which is flanked by roses and mature shrubs.

Parking
There are two parking bays dierectly opposite the house.

Tenure
The property is freehold

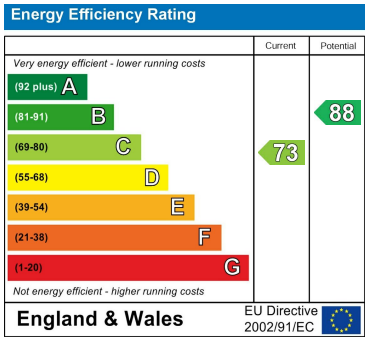


Viewings

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

EPC Rating:

C





Total area: approx. 58.5 sq. metres

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