



Birches Lane, Kenilworth

Offers In The Region Of £485,000

- Traditional Semi Detached House On Highly Desirable Road
- Ideally Located For Town Centre And Secondary School
- Gas Central Heating And Double Glazing
- Fitted Kitchen With Appliances And A Utility Area
- Offered For Sale With No Onward Chain
- Three Well Proportioned Bedrooms
- EPC Rating D - 65
- Generous Through Lounge Dining Room
- Block Driveway And Large Side Garage With Office Area
- Warwick District Council Tax Band D

Birches Lane, Kenilworth, CV8 2AB

Situated on the highly regarded Birches Lane, just a short distance from Kenilworth town centre and within easy reach of Kenilworth School and Sixth Form, this traditional semi-detached home is offered for sale with no onward chain and presents an excellent opportunity for buyers seeking a property with scope to modernise and personalise.

The well proportioned accommodation comprises an enclosed porch leading into a welcoming reception hallway with cloakroom/WC, together with a spacious through lounge/dining room providing an ideal family living and entertaining space. The kitchen has been refitted with a range of beech effect units incorporating appliances and is complemented by a useful adjoining utility area.

To the first floor there are three well proportioned bedrooms along with a refitted shower room.

Outside, the property benefits from a block paved driveway providing ample hardstanding and leading to the attached generous side garage with office area beyond. To the rear is an enclosed garden enjoying a patio seating area together with a lawned garden.

Requiring some general modernisation yet offering excellent potential, this appealing home occupies a sought-after residential location close to local amenities, schooling and transport links.



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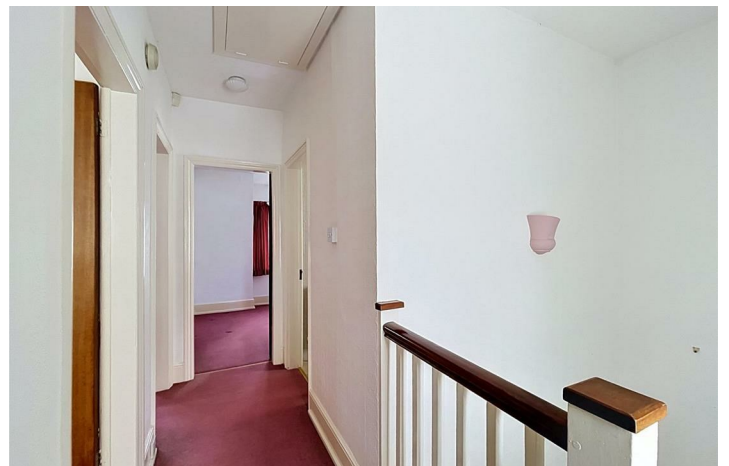


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D - 65

Council Tax Band: D



Approach

The property is approached across a block paved driveway providing hardstanding. The area is privet hedged boundaries and steps leading to the entrance porch.

Porch

With door leading into the hallway

Hallway

Having a dog leg staircase rising to the first floor landing. Radiator and doors leading off to:

Cloakroom

Having a close couple WC, wash hand basin and a frosted window to the side

Sitting Room

4.91m x 3.33m (16'1" x 10'11")

Having a bow window to the fore, radiator and a focal point provided by a Cotswold brick fireplace with matching hearth and housing a living flame gas fire. Double doors lead through to the dining room.

Dining Room

4.63m x 3.33m (15'9" x 10'11")

Having windows to the rear and a radiator

Fitted Kitchen

3.69m x 2.68m (12'1" x 8'9")

The kitchen is comprehensively fitted with a modern range of beech effect wall and base units. The base units have a roll topped work surface over with tiled splashbacks, halogen hob with extractor over and a composite sink unit. Appliances include a dishwasher and an eye level oven and grill. There is a built in breakfast bar, window to the side and a door into the utility.

Utility Room

With a single base units plumbing for automatic washing machine and door into the rear lobby.

Landing

With a window at the head of the staircase, access to the loft void, radiator and doors off to:

Bedroom One

3.48m x 3.37m (11'5" x 11'0")

Having a window to the fore, radiator and a built-in wardrobe

Bedroom Two

3.82m x 3.33m (12'6" x 10'11")

Window to the rear and a radiator.

Bedroom Three

2.61m x 2.95m (8'6" x 9'8")

Having a window to the rear, radiator, and an airing cupboard housing the central heating boiler

Shower Room

1.78m x 1.80m (5'10" x 5'10")

With a corner shower cubicle having a thermostatic shower, pedestal wash and basin and a close coupled WC. Tiling and panelling to splashback, radiator and a frosted window to the side.

Garage

3.97m x 3.79m (13'0" x 12'5")

With double door entrance the well proportioned garage has access to the rear lobby and office area beyond.

Office Area

3.16m x 3.79m (10'4" x 12'5")

Having a frosted window, panel heater and a frosted window to the rear.

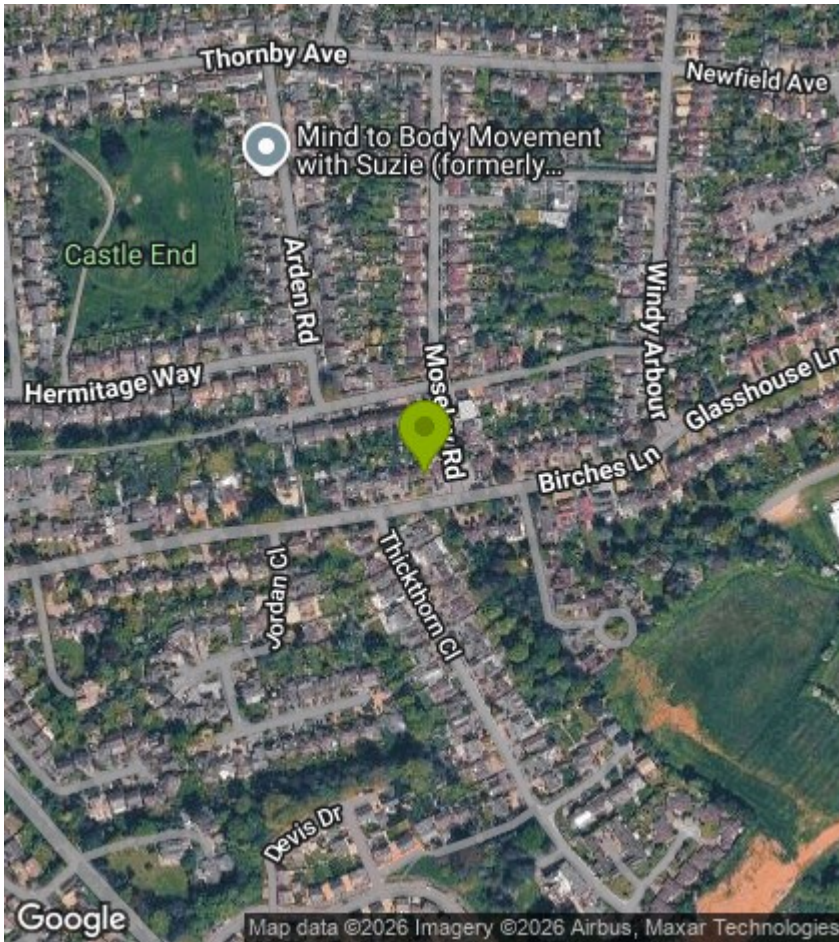
Rear Garden

There is a generous patio and a small lawned area.

Enclosed with panelled fencing and having mature trees and shrubs.

Tenure

The property is freehold.



Viewings

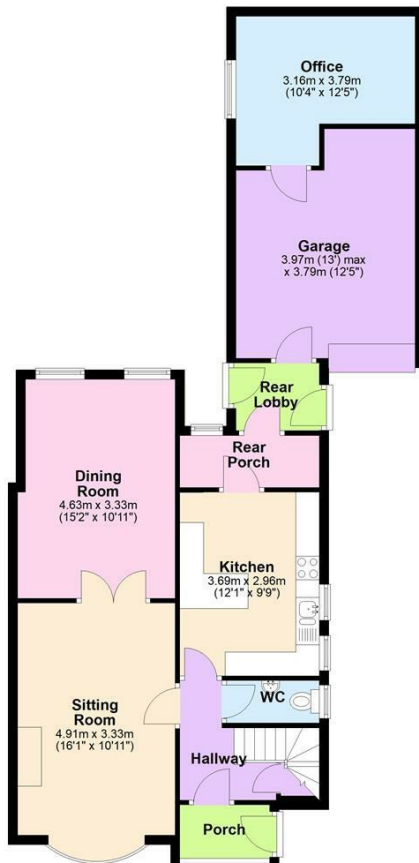
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 85.9 sq. metres (924.2 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 129.6 sq. metres (1395.3 sq. feet)