



Windy Arbour, Kenilworth

Offers In The Region Of £495,000

- Three Bedroom Character Semi Detached House
- Living Room With Bay
- Open Plan Dining Kitchen
- Three Bedrooms - Two Doubles
- Driveway Parking
- Magnificent Landscaped Large Rear Garden
- Energy Rating D - 67
- Conservatory & Cloakroom W.C.
- Compact Bathroom & Shower Off Bedroom One
- Warwick District Council Tax Band E

Windy Arbour, Kenilworth, CV8 2BB

This charming 1920s semi-detached house is located in one of Kenilworth's most desirable residential areas, just a short walk from the town centre and within excellent school catchment zones for Thorns/Park Hill and Kenilworth School. The house features many appealing character elements and includes an entrance vestibule, a living room with a feature fireplace and bay window, a dining kitchen, a conservatory, and a cloakroom with a WC.

Upstairs, there is a double bedroom, a shower room, and two additional bedrooms along with a bathroom. Outside, the property offers driveway parking for two cars and a superb garden that is over 100 feet long.



3



1



1



D - 67

Council Tax Band: E



Approach

Over a tarmac and paved driveway with timber gate to a side composite entrance door into the

Reception Lobby

The area features Minton flooring, a smoke alarm, and stairs leading to the first floor, along with a door to the

Living Room

With a double-glazed bay window to the front, there is a ceiling light, picture rail, and a disconnected coal effect gas fire with a matching marble composite inset hearth and mantle. Additionally, there is a radiator and built-in cupboard with shelves in the recess of the chimney breast.

Dining Room

Featuring a double-glazed window to the side, a radiator, exposed timber floorboards, a picture rail, a ceiling light, and a useful under-stairs storage cupboard housing the electric isolation unit and electric meter.

Kitchen

The kitchen is comprehensively fitted with a range of cream shaker-style base and wall units, complemented by marble-effect rounded edge work surfaces. It features a one and a half bowl granite composite sink with a chrome mixer tap. There is space and plumbing available for a dishwasher and washing machine, as well as room for an under-counter fridge and freezer. The kitchen includes an integrated Bosch double built-in oven and a four-ring stainless steel gas hob, with a concealed illuminated extractor hood above. Additionally, the floor is tiled with ceramic tiles, and there are downlighters installed. A double-glazed window and door provide natural light and access to the outside.

Conservatory

Featuring a reinforced glazed roof and surrounding double-glazed windows set in dwarf walls, this space is heated by a radiator. The floor is covered with ceramic tiles, and there are French doors leading out to the patio, as well as a door to the

Cloakroom W.C.

Featuring a two-piece white suite with a low-level w.c., a corner wall-mounted wash hand basin with a chrome mixer tap, and ceramic tiling on the floor and walls. The ceiling has downlights, and there is a double-glazed window to the side.

First Floor Landing

L shaped landing with radiator, ceiling downlights, step across to

Double Bedroom One

The room features a double-glazed window at the front, a radiator, a ceiling light, and a picture rail. There is also a door leading to the next space.

Shower

Spacious shower cubicle featuring a Triton electric shower with ceramic tiled walls and an opaque double-glazed window to the side.

Double Bedroom Two

Features a double-glazed window to the side, a radiator,

ceiling light, picture rail, and a built-in wardrobe/storage cupboard with shelving.

Bedroom Three

With a double-glazed window at the rear, a radiator, ceiling light, and picture rail, this room offers lovely views over the fabulous rear garden.

Bathroom

The compact bathroom features a three-piece white suite, including a low-level WC, a vanity wash hand basin with a cupboard underneath, and a central mixer tap. There is a panelled bath equipped with a mains-fed shower overhead and chrome fittings. An opaque double-glazed window overlooks the rear, and the floor and walls are adorned with ceramic tiles. Additional features include downlighters, a shower curtain rail, and a heated chrome towel rail.

Rear Garden

The property boasts beautifully landscaped grounds, predominantly laid to lawn, with winding borders and pathways. It features a lovely variety of shrubs and plants, along with a pergola, a timber shed, and a raised vegetable garden at the rear. This garden truly is a must-see.

Front

At the front of the property, there is a tarmac driveway with parking for two cars, a picket fence, and a gate, along with an inset border of shrubs and plants, and a side pathway leading to the entrance door.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

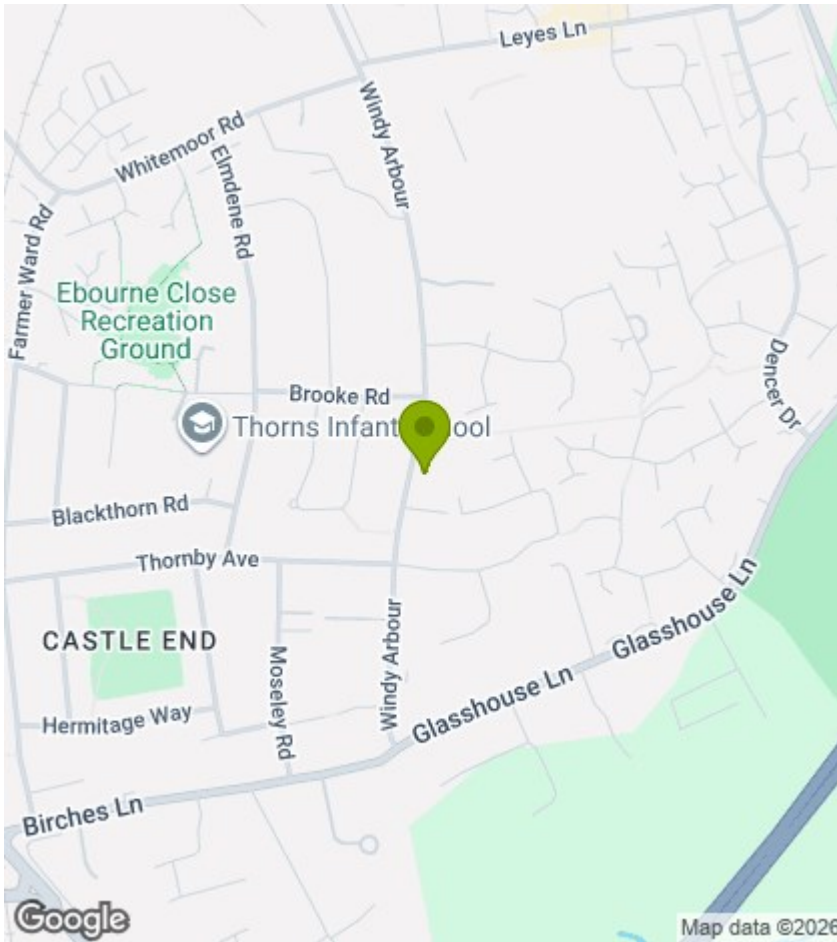
EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures And Fittings

All fittings and fixtures 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION
Windy Arbour

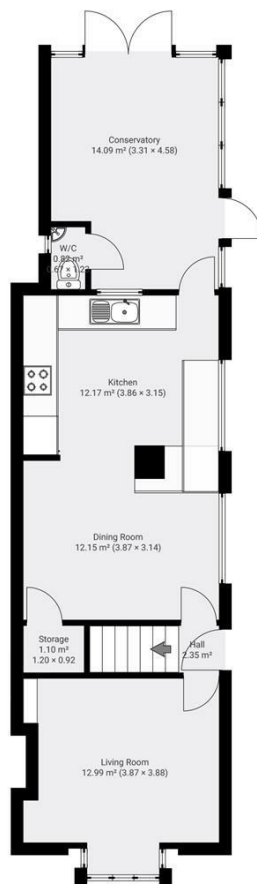
DETAILS
Total area: 96.13 m²
1034.73 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatusium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatusium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatusium.



▼ Ground Floor TOTAL AREA: 55.65 m²



▼ 1st Floor TOTAL AREA: 40.48 m²

