



## Allitt Grove, Kenilworth

Offers In The Region Of £359,950

- Modern Three Bedroom Semi Detached House
- Living Room With Feature Double Glazed Bow Window
- Refitted Dining Kitchen With Integrated Appliances
- Three Bedrooms - Two Doubles
- Gardens to Front & Rear with Driveway Parking
- Canopy Porch & Reception Hall
- Energy Rating C - 70
- Garden Room/Conservatory With Insulated Roof
- Refitted Family Bathroom
- Warwick District Council Tax Band D

# Allitt Grove, Kenilworth, CV8 2RZ

A beautifully refitted and well-presented extended three-bedroom semi-detached property, situated in a quiet residential cul-de-sac within the sought-after Thorns/Park Hill and Kenilworth secondary school catchment areas. The accommodation comprises a canopy porch, an entrance hallway, and a bright living room featuring a replacement bow window. To the rear, there is a modern refitted dining kitchen with access to a garden room/conservatory, creating an ideal space for entertaining.

Upstairs, the first-floor landing leads to three bedrooms (two doubles) and a stylishly refitted three-piece family bathroom with a shower.

Externally, the property boasts a two-tiered rear garden with raised decking, as well as driveway parking to the front.

Further benefits include new double glazing, gas-fired central heating, and early viewing is highly recommended.



Council Tax Band: D



## Approach

Approached through a quiet cul de sac leading to a paved driveway, timber tiled pitched and canopy porch, hardwood panelled and glazed door leading into the

## Reception Hall

Central ceiling light, low level meter cupboard housing the gas and electricity meters and 18th edition electric fuse box, radiator, stairs rising to first floor, parquet flooring, panelled door through to the

## Living Room

With a replaced double-glazed window overlooking the front garden, coving, central ceiling light, feature living flame effect cream stove, marble composition inset and hearth, white wooden mantel and surround, useful under-stairs storage cupboard, t.v point, door through to the

## Open Plan Dining Kitchen

Kitchen area comprehensively refitted with a range of matching grey wood base and wall units with brushed steel handles and 30mm quartz effect square edged work surfaces with matching up-stands, one and a half bowl white granite composite sink with chrome mixer tap Ikea single under counter fan assisted oven and grill with four ring induction hob with illuminated stainless steel extractor hood above, space and plumbing for washing machine, double glazed window to rear, opening to the

## Breakfast/Dining Area

With space for dining table, continuation of the grey wall and base units with integrated fridge freezer, space and plumbing for tumble dryer, ceiling spotlight, Kardean, double glazed door and window into the

## Garden Room

Featuring a vaulted insulated roof with two Velux windows and LED downlighters, this space boasts UPVC double-glazed windows offering views across the garden, complemented by French doors and a Dimplex electric sensor-controlled heater. Dimplex electric sensor-controlled heater.

## First Floor Landing

With new white matching banister rail and spindles. Central ceiling light, access to insulated loft space with retractable ladder fully bordered with power also housing the Worcester Bosch 28 combi boiler, opaque double glazed window to side, paneled door to airing cupboard, range of fitted shelving, time control clock, radiator.

## Double Bedroom One

With double glazed window to front, ceiling light, radiator.

## Double Bedroom Two

With double glazed window to rear, radiator, ceiling light.

## Bedroom Three

With double glazed window to front, radiator, ceiling light, useful built in over bulk head storage wardrobe, bespoke made with hanging shelves and drawers.

## Refitted Bathroom

With a refitted three piece white suite with low level w.c, vanity wall hung wash hand basin with twin drawers below with chrome mixer tap, paneled bath with central chrome mixer tap, Mira electric shower with chrome fittings and fitted glazed shower screen, porcelain tiling to walls, vinyl tiles, extractor fan, LED ceiling light, mirrored vanity cabinet.

## Rear Garden

Fully enclosed by perimeter fencing laid to two levels with raised decking with picket fence with size steps, unset lawn with railway sleeper retainer, and gravelled edging,, timber shed with useful side gated access and cold water tap.

## Front

To the front of the property is a large lawned fore garden, paved and graveled driveway with wood block edging with parking for two cars.

## Tenure

The property is freehold

## Services

All mains services are connected;  
Mobile coverage

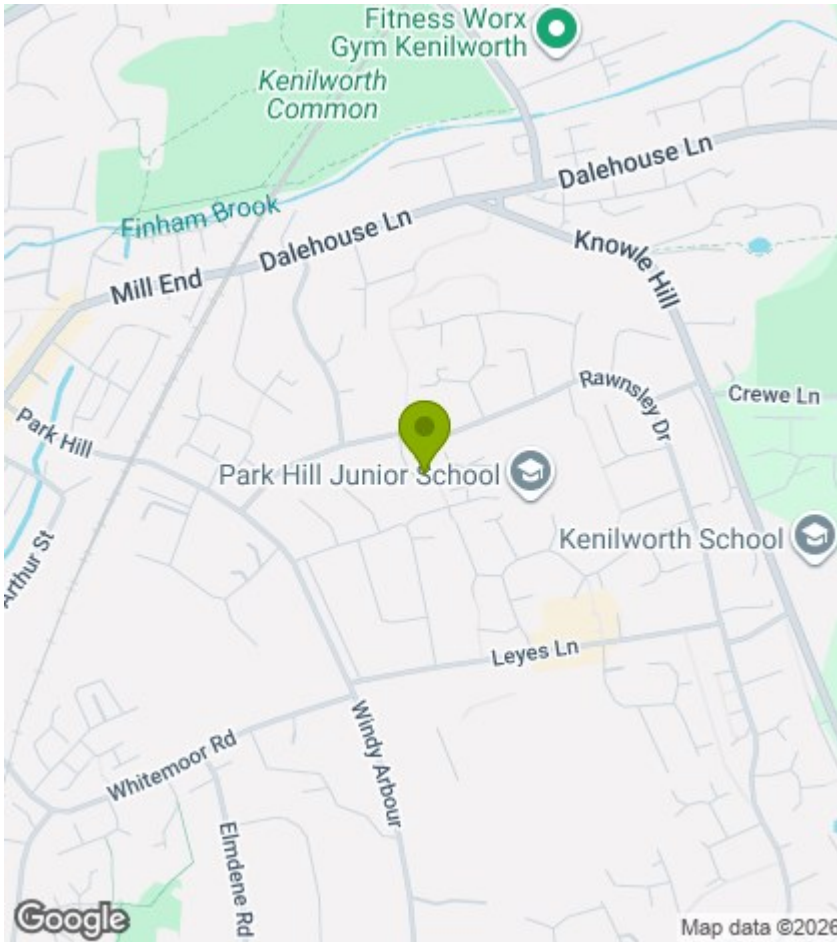
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
256 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & 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:

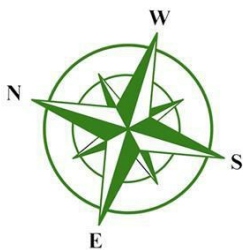
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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	



**LOCATION**  
Allitt Grove

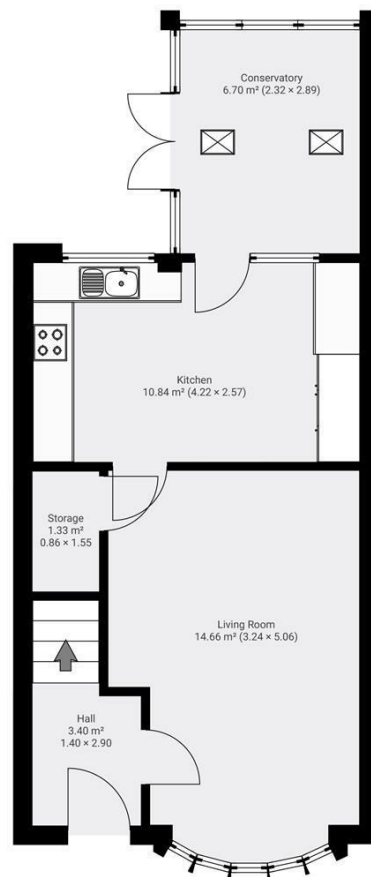
**DETAILS**  
Total area: 68.08 m<sup>2</sup>  
732.80 sq.ft



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. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0.0 0.5 1.0 1.5 2.0m  
1:64

### ▼ Ground Floor TOTAL AREA: 36.91 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 31.17 m<sup>2</sup>

