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Powis Grove, Kenilworth

Offers Over £300,000

- Two Bedroom Semi-detached House
- Enclosed Entrance Porch
- Planning Permission For Rear Extension
- Two Double Bedrooms
- Attractive South Facing Rear Garden With Large Garage And Driveway Parking
- Quite Cul De Sac with No Onward Chain In Thorns Catchment
- Energy Rating D - 65
- Kitchen With Granite work Surfaces
- Refitted Shower Room
- Warwick District Council Tax Band D

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Powis Grove, Kenilworth, CV8 2NN

This beautifully presented two-bedroom semi-detached house is situated in a quiet residential area, conveniently located within walking distance of local shops, Thorns Junior School, and Kenilworth Secondary School.

The property features an enclosed porch, a spacious living room, and a modern kitchen with granite work surfaces and included appliances. On the first floor, there is a landing that leads to two double bedrooms and a high-quality, recently refurbished bathroom.

The private rear garden is landscaped, not overlooked, and enjoys a pleasant south-facing aspect. At the front of the property, there is a larger-than-average single garage, off-road parking for two vehicles, and a neat lawned fore garden. Planning permissions to extend at the back of the house.

2 1 1 D - 65

Council Tax Band: D

Approach
Over a block paved driveway to a upvc double glazed front door into the

Entrance Porch
With an opaque window at the front, a ceiling light, a radiator, coat hooks, an alarm control pad, and a panelled internal door with opaque glazing leading into the

Living Room
With coving, two ceiling lights, a radiator, and a bow window to the front, there is a TV point and a feature living flame effect coal gas fire with a matching stone composite inset surround and hearth. Stairs rise to the first floor.

Dining Kitchen
The kitchen is comprehensively fitted with a range of matching wood grain effect base and wall units, complete with fitted drawers and granite work surfaces. It includes an integrated under-counter fan-assisted oven and grill, along with a four-ring stainless steel hob and matching splashbacks. An illuminated stainless steel extractor hood is installed above a double bowl under-counter mounted stainless sink equipped with a chrome mixer tap. Additionally, there is a breakfast bar with a radiator underneath. A freestanding Samsung fridge freezer and a washing machine are included in the sale. The floor features ceramic tiling, and there is a double-glazed window and door leading to the rear. The room is also illuminated by a ceiling strip light.

First Floor Landing
With coving, LED downlighters, and a dado rail, there is access to an insulated and partially boarded loft space with a retractable ladder. There are doors to

Double Bedroom One
With a window facing the front, there is a radiator, a ceiling light, coving, a dado rail, and built-in wardrobes along one wall featuring matching sliding mirrored doors with hanging space and shelving.

Double Bedroom Two
With a window to the rear, a radiator, a ceiling light, coving, and a built-in over-stairs storage cupboard with shelving.

Refitted Shower Room
This luxurious bathroom features a fully refitted three-piece white suite, which includes a low-level encased toilet, a half pedestal wall-hung washbasin with a chrome mixer tap, and a spacious walk-in shower enclosure. The shower is equipped with a mains-fed system, chrome fittings, twin shower heads, and a fitted glazed shower screen. The attractive porcelain tiles adorn both the floor and walls. Additional amenities include LED downlighters, a heated chrome towel rail, and an extractor fan.

Rear Garden
The garden is fully enclosed by perimeter fencing, featuring a good variety of shrubs and established plants. It is laid to lawn and includes a full-width patio, an outside tap, a water feature, and two plastic storage containers. The garden faces south and is not overlooked.

1 And A Half Garage.
With a metal up-and-over door at the front, there is power and light connected, fitted shelving, and a wall cupboard. Gas and electric meters are present. At the rear, there is a double-glazed pedestrian door and window.

Front
At the front of the property is a sloped block-paved driveway with an inset lawned fore garden. There is a pleasant open aspect towards an open green.

Tenure
The property is freehold.

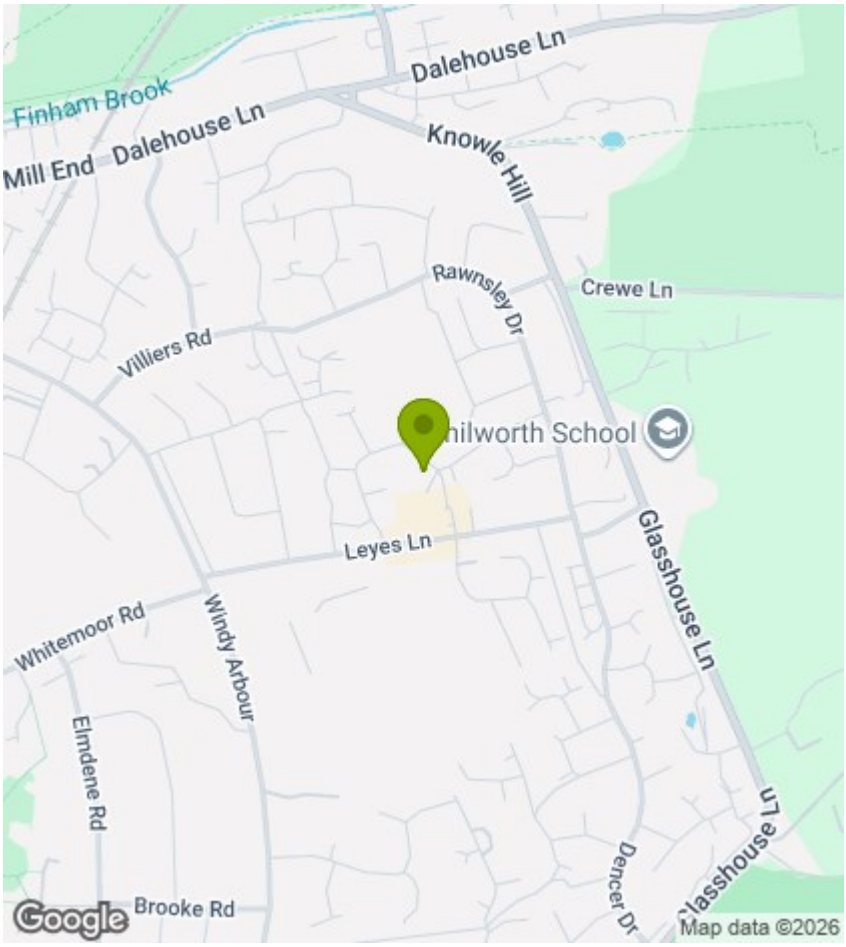
Services
All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
23 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures And Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

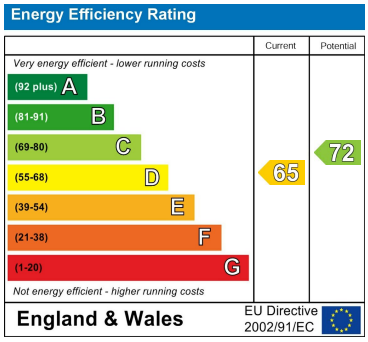


Viewings

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

EPC Rating:

D



Total area: approx. 84.9 sq. metres (914.3 sq. feet)

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