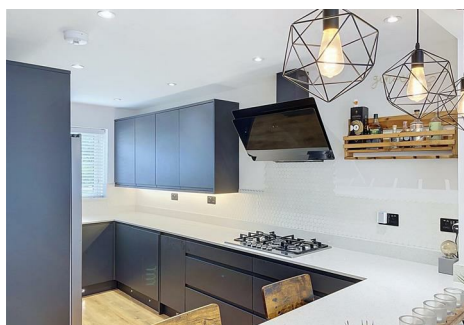




Oak Tree Close, Burton Green

£1,800 Per Calendar Month

- Modern Executive Three Bedroom Semi Detached House
- Three Well Proportioned Bedrooms And Three Bathrooms
- Driveway, Garage & Two Electric Car Charge Points
- EPC Rating B - 84
- Open Plan Lounge And Dining Room
- Beautifully Fitted Fully Integrated Kitchen
- Double Glazing And Gas Central Heating
- Front & Rear Gardens
- Available 12th October 2026 UNFURNISHED
- Warwick District Council Tax Band E

Oak Tree Close, Kenilworth, CV8 1TL

A superb turnkey, modern three-storey semi-detached house, occupying a pleasant position overlooking a green area to the front. The property has been finished to a high standard throughout, with good quality fittings and contemporary décor.

The ground floor provides an impressive open-plan living space, with a newly fitted slate grey kitchen featuring quartz worktops and fully integrated appliances, opening through to the lounge and dining area. A vaulted ceiling and French doors provide an excellent sense of space and allow access onto the rear garden. The first floor offers two double bedrooms together with a bathroom and separate shower room, whilst the second floor is dedicated to the principal bedroom with en-suite.

Externally, there is a driveway, brick-built garage and two electric vehicle charging points.

A must see property that is available unfurnished from 12th October 2026.



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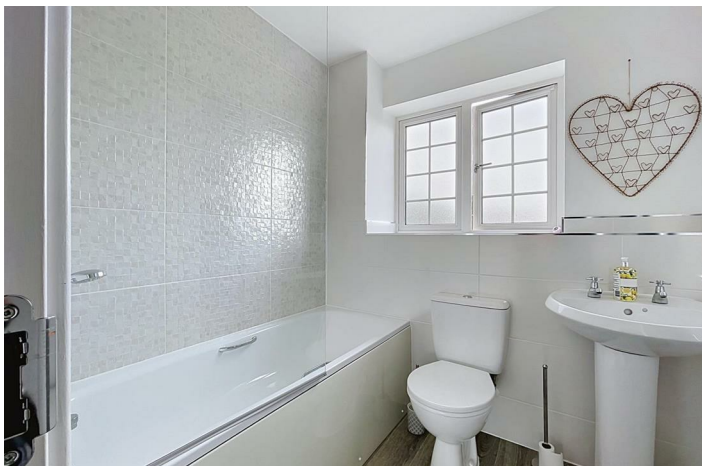


1



B - 84

Council Tax Band:



Approach

The property is accessed through a composite door that leads into the hallway

Hallway

Having stairs rising to the first floor landing. Opening into the lounge, kitchen and a door into the cloakroom;

Cloakroom

With a close-coupled WC, pedestal wash hand basin and chrome heated towel rail. Frosted window to the fore.

Lounge

With an understairs storage cupboard, rear-facing window and opening through to the dining area.

Dining Area

With a vaulted ceiling featuring Velux windows, French doors opening onto the garden and a radiator.

Fitted Kitchen

Comprehensively fitted with a range of slate grey wall and base units, the wall units having pelmet lighting. The base units are complemented by quartz work surfaces incorporating an inset five-ring gas hob and sink unit with monobloc tap. Integrated appliances include an American-style fridge freezer, fan-assisted oven, combination oven and dishwasher, together with an integrated washing machine. Pan drawers, extractor canopy, tiled splashbacks and window to the fore.

Landing

Stairs rising to the second floor, radiator, useful storage cupboard and doors leading off to:

Bedroom Two

Window to the rear with radiator beneath and door leading into the en suite.

En suite shower room

With a close-coupled WC, pedestal wash hand basin and double shower cubicle with thermostatic shower. Chrome heated towel rail.

Bedroom Three

Window to the fore with a radiator beneath.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower and glazed screen, pedestal wash hand basin and close-coupled WC. Chrome heated towel rail, tiled splashbacks and frosted window.

Bedroom One

Dormer window with radiator beneath, eaves storage,

built-in wardrobe and further cupboard. Door leading into the en suite.

En Suite Shower Room

With a Velux window and fitted with a white suite comprising a shower cubicle with thermostatic shower, pedestal wash hand basin and close-coupled WC. Chrome heated towel rail.

Rear Garden

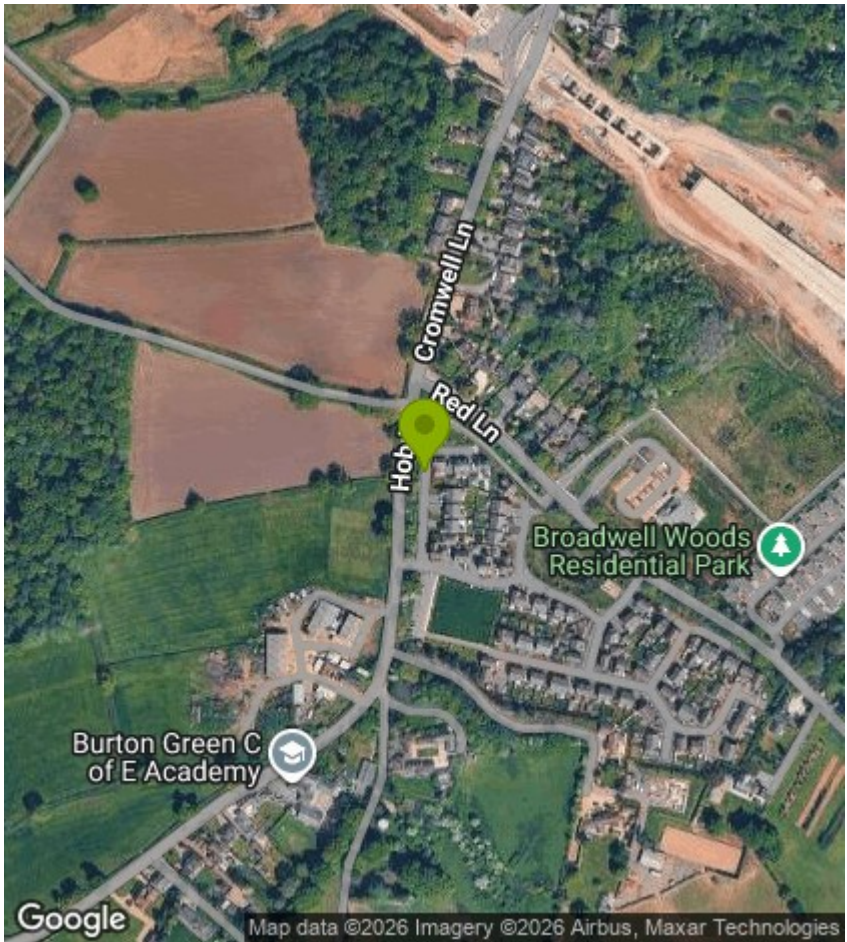
Having a paved patio, formal lawn and decked sun lounge area. Side pedestrian gate providing access to the driveway.

Driveway

The tarmacadam driveway provides parking for two vehicles and is equipped with an electric vehicle charging point.

Brick Garage

With an up-and-over door, power, lighting and a second electric vehicle charging point



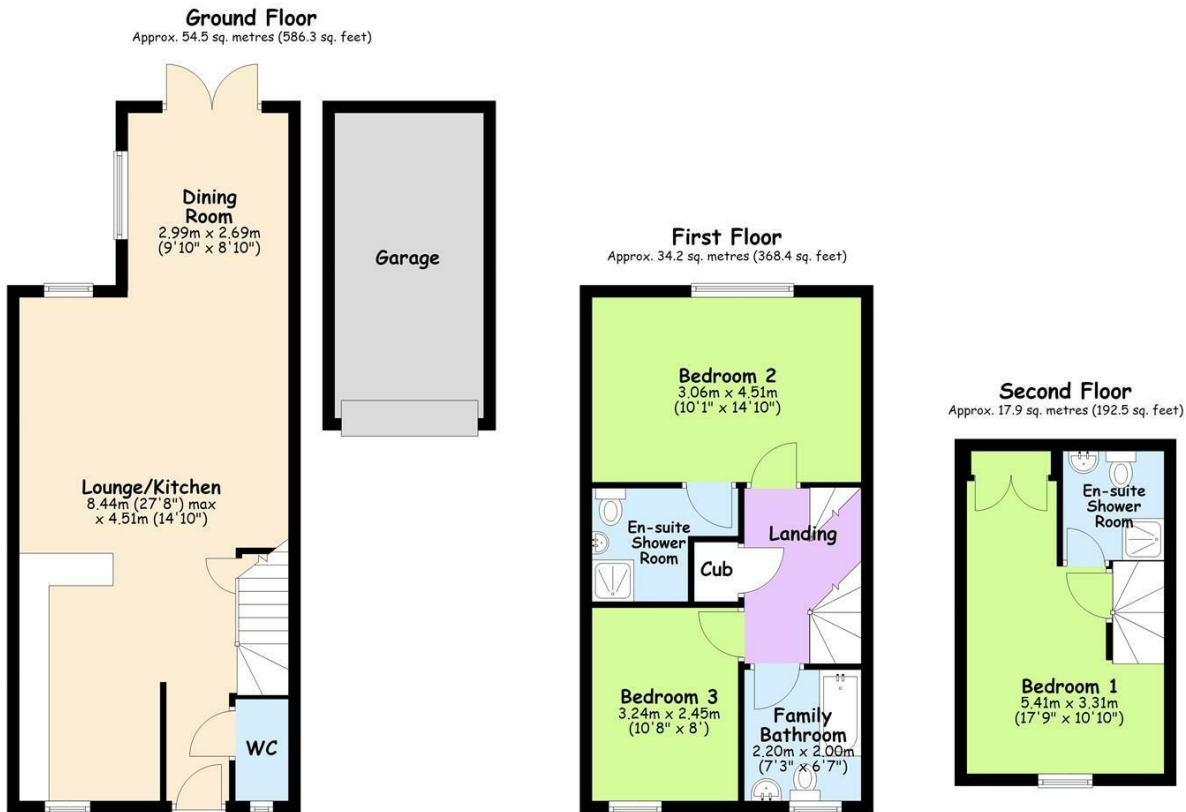
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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	



For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.