



Blackthorn Road, Kenilworth

£465,000

- Three Bedroom Semi Detached House
- Close to Thorns Infant School and Park Hill Junior School
- EPC Rating - D
- Low Maintenance Rear Garden
- Converted Garage and Summerhouse
- Open Plan Kitchen/Dining Room
- Large Driveway
- Close to Kenilworth Town Centre & The Railway Station
- No Onward Chain
- Warwick District Council Tax Band D

Blackthorn Road, Kenilworth, CV8 2DS

A deceptively spacious remodeled four-bedroom semi-detached house, within close walking distance of Kenilworth Town Centre, Kenilworth Railway Station and within the Thorns/Park Hill school catchments. This lovely home benefits from; reception hallway, living room, superb dining/family kitchen space, first floor landing, three bedrooms (2 doubles), shower room, second floor landing, Versatile loft space, enclosed attractive rear garden, converted garage/workshop, timber summerhouse and driveway parking for multiple vehicles. Viewing is highly recommended to appreciate this spacious family home in a popular location.



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D - 66

Council Tax Band: E



Approach

Over a bloc pavior driveway to a composite front door with opaque glazed insets leading to

Reception Hallway

With timber affect flooring, side window, stairs leading to first floor with useful understairs storage, central ceiling light and radiator.

Cloakroom WC

With a low level w.c, corner wash hand basin with hot and cold taps, opaque double glazed window to front, ceiling light and radiator.

Lounge

With walk-in double-glazed window with made to measure blinds to front with radiator below, coving, ceiling light, thermostat control and additional radiator.

Open Plan Kitchen

Comprehensively fitted with a range of cream base and wall units, topped with black laminate surfaces and ceramic tiled splashbacks. Stainless steel sink with chrome mixer tap and drainer, integrated dishwasher and washing machine, four ring gas cooker with single electric oven and grill below with a matching concealed illuminated extractor hood over. Integrated upright fridge freezer, with windows to the side and rear. Peninsula layout providing great storage space and leading to

Dining Area

Open plan from the kitchen, with sliding patio doors opening out to the rear patio. Radiator, TV point, power sockets with USB charging points, plus a window to the side and a ceiling light.

First Floor Landing

with side window, central ceiling light, useful airing cupboard with slatted shelving and doors leading off to

Bedroom One

With new neutral carpets, windows overlooking front elevation with made to measure blinds, central ceiling light, useful storage cupboard.

Bedroom Two

With radiator and ceiling light, a built-in single wardrobe with hanging rail and storage over, and a window with views over rear garden.

Bedroom Three

With a window to the front, ceiling light and radiator, plus a built-in storage cupboard with fitted shelving and housing the Valiant Combi boiler.

Second Floor Landing

Loft Space

A great versatile space with Velux windows offering panoramic views across Kenilworth, radiator, shelving, sink unit with hot and cold taps.

Rear Garden

Enjoying a lovely south-facing rear aspect and not overlooked, Laid to low maintenance paving and stone chippings with well-stocked borders featuring a wide variety of shrubs and plants, plus an outside tap and gate to the side.

Converted Garage

A versatile additional space great for a home office with glazed French doors, windows, halogen spotlights, fuse board and power points.

Summerhouse

Timber constructed, great for additional storage space.

Front

To the front of the property is a bloc paviour driveway extending down the side

Tenure

The property is Freehold

Services

Mobile coverage

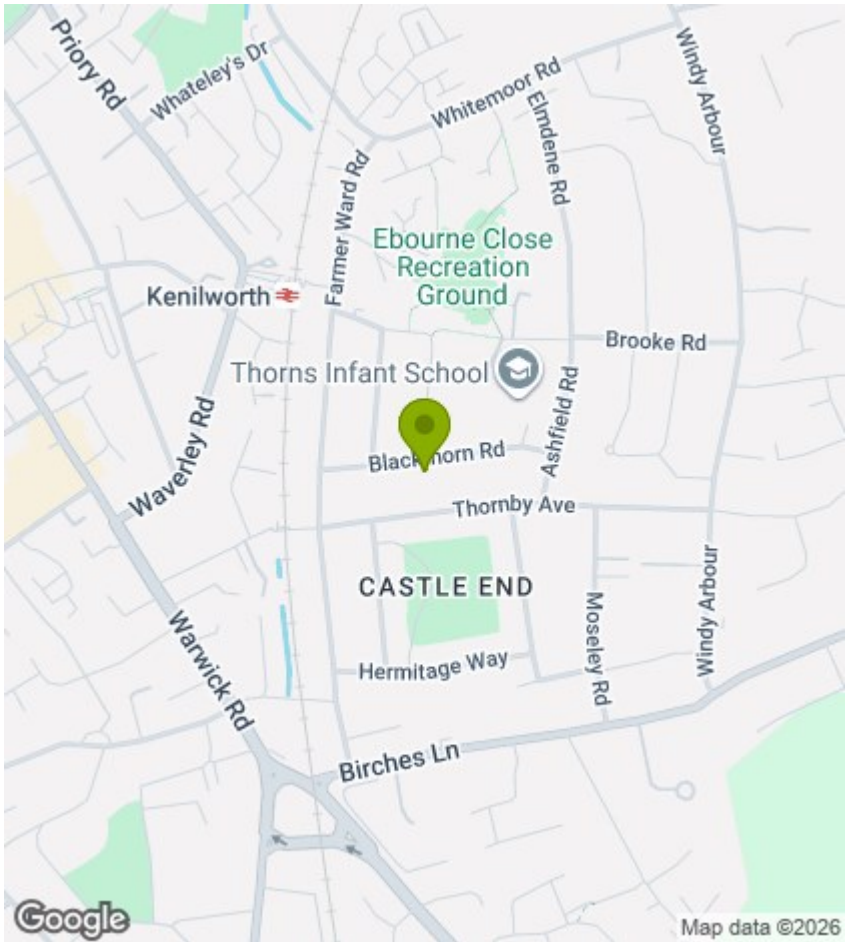
EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
162 Mbps
Ultrafast
1800 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:

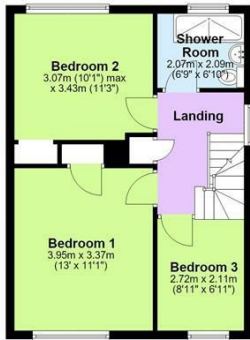
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

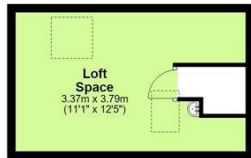
Ground Floor
Approx. 81.1 sq. metres (872.8 sq. feet)



First Floor
Approx. 43.6 sq. metres (469.0 sq. feet)



Second Floor
Approx. 17.7 sq. metres (190.6 sq. feet)



Total area: approx. 142.4 sq. metres (1532.4 sq. feet)

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.