BOOTHROYD
& Company









Birches Lane, Kenilworth

Offers In The Region Of £650,000

- Three Bedroom Detached Home
- Extensive Driveway & Garage
- In Need Of Modernisation
- Character Features Throughout
- Fantastic Potential
- Large Plot And Gardens
- Fitted Kitchen & Utility Room
- Three Bedrooms
- EPC Rating - D
- Warwick District Council - Tax Band F

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sales@boothroyd.co.uk
www.boothroyd.co.uk

Birches Lane, Kenilworth, CV8 2AG

A rare opportunity to acquire a three bedroom detached family home situated on the highly sought after Birches Lane in Kenilworth. Located on a quarter of acre plot with an abundance of charm and character throughout with need for modernisation.
Set behind a large driveway that provides ample parking and leads to the garage. Set below a canopy porch the oak door leads into the generous central reception hallway with a staircase to the first floor and doors off to the downstairs wc and the lounge with feature fireplace and dining room with windows looking into the gardens. The ground floor accommodation is completed with a fitted kitchen, utility room and conservatory. On the first floor are three bedrooms and a family bathroom with loft access. To the rear is a large garden with mature trees. Viewing is essential to appreciate the potential of this home.

3 1 0 D - 60 Council Tax Band:







Approach
The property occupies a lovely position with a tarmacadan drive that leads to the hardwood entrance door with leaded sidelights, two coach lights and fore garden that is mainly laid to lawn.

Central Hallway
A generous central hallway with exposed timber beams, With a dogleg staircase rising to the first floor with useful storage space below, radiator and original doors off to:

Cloakroom WC
With low flush wc in need of repairing and wash hand basin with hot and cold taps. Radiator and a leaded window to the fore.

Lounge
With dual aspect leaded windows, dual radiators, feature brick gas fireplace, exposed timber beams, central ceiling points, wall lights and French doors with leaded side lights

Dining Room
Exposed beams with leaded window overlooking rear elevation, central ceiling light, brick fireplace with timber mantle, Door into the kitchen

Kitchen
Fitted with a range of shaker style base and wall units with a marble effect counter. Inset composite sink unit with a mixer chrome tap and a large picture window and door to the Conservatory. Halogen spotlights, Appliances include a electric hob, free standing dishwasher, double electric oven and grill and an undercounter fridge freezer. Tiling to splashbacks, a quarry tiled floor and a radiator.

Conservatory
With hanging fan and ceiling light, ceramic tile flooring, wall lights and French doors out onto rear garden

Utility
With space for large upright fridge/freezer, washing machine and dryer, housing the meter readings and electrical consumer unit with door leading to front elevation.

Landing
All original doors off to

Bedrooom One
With leaded window overlooking rear elevation and radiator set beneath, fitted wardrobe and storage cupboard.

Bedroom Two
With leaded windows overlooking rear garden, central ceiling light and radiator.

Bedroom Three
Leaded window to the front with a radiator beneath and central ceiling light.

Family Bathroom
Fitted with a low level wc, paneled bath with mains fed shower over and paneled glazed screening, pedestal wash hand basin with splashback and louvre cupboard storage. opaque glazed window to the side and access to insulated loft.

Rear Garden
The property has extensive gardens, Being laid to lawn with fenced boundaries and mature trees to picket timber fence leading to further garden area.

Fore Garden
The elevated garden has steps down to front door and is mainly laid to lawn. with mature tress and bush surround.

Driveway
Providing hardstanding for a number of vehicles.

Garage
Timber side-hinged garage doors with rear door access.

Services
Mobile coverage

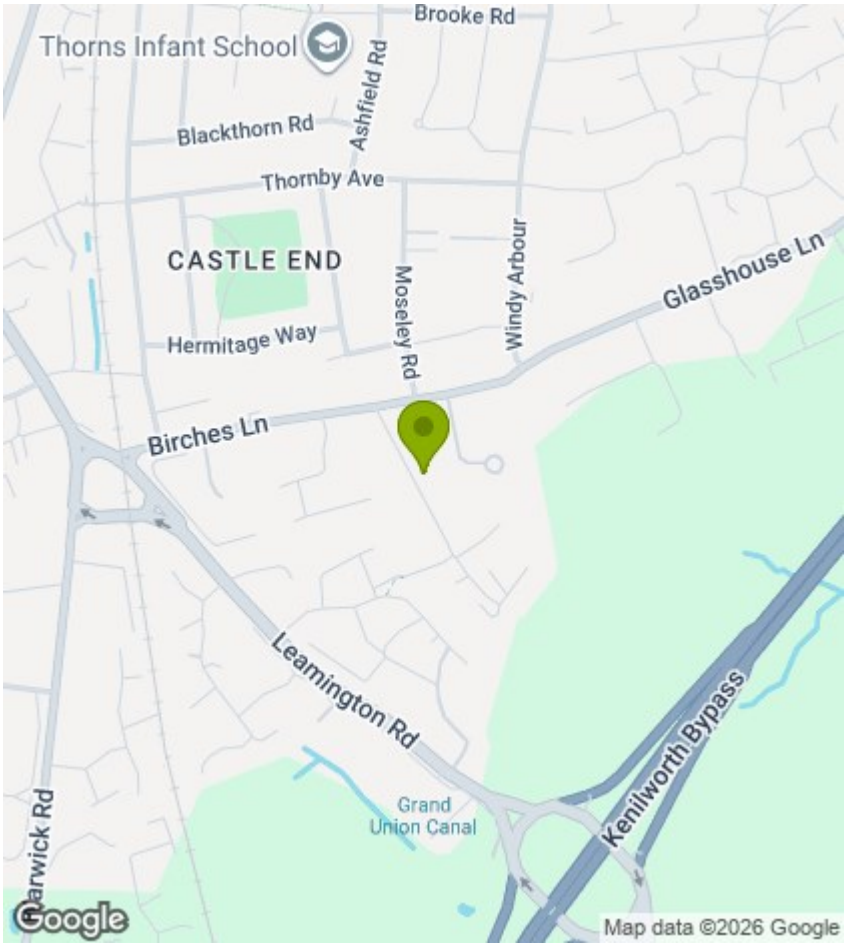
EE
Vodafone
Three
O2
Broadband

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

BT
Sky
Virgin

Tenure
The property is Freehold

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

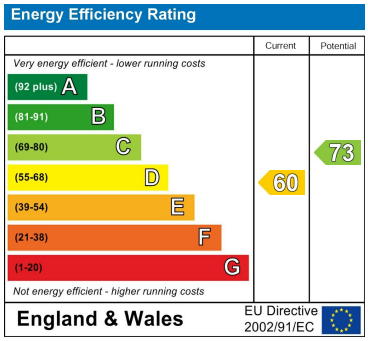


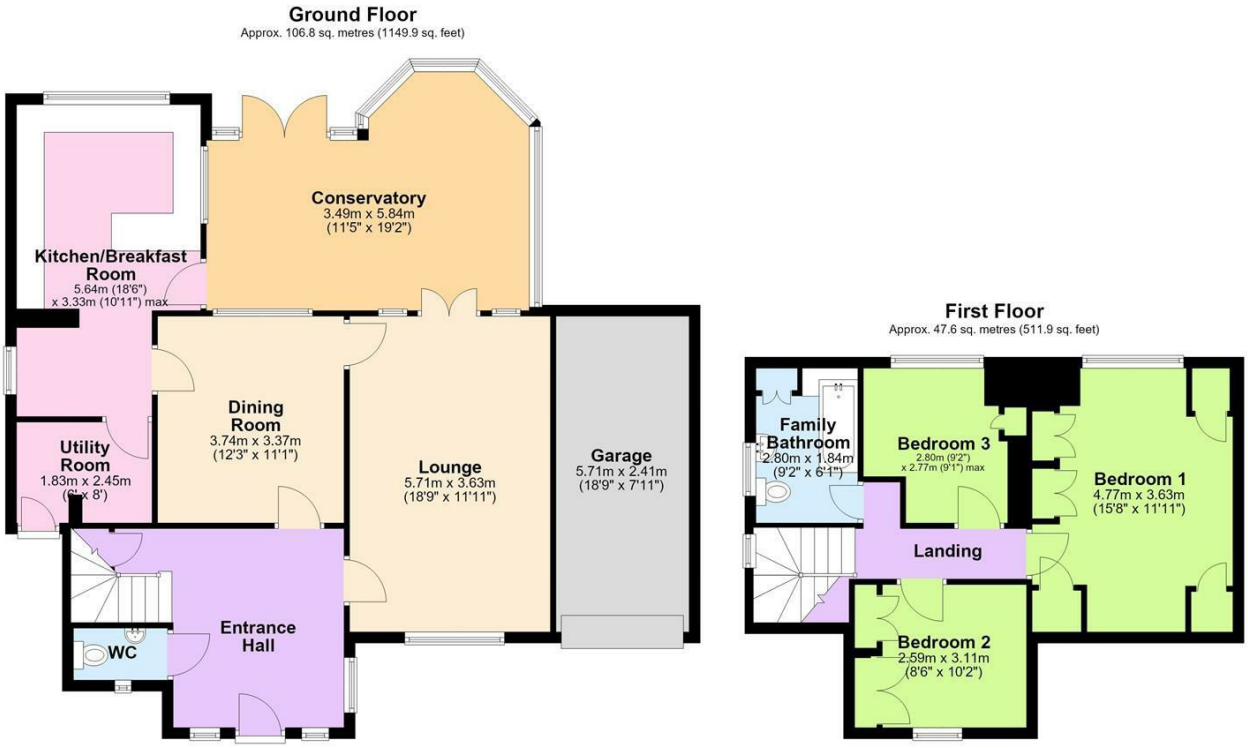
Viewings

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

EPC Rating:

D





Total area: approx. 154.4 sq. metres (1661.7 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.

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