





## Property Description

An immaculately presented turnkey 3 bedroom town house where viewing is essential of this superb property. Offering much needed flexible accommodation over three floors. The recently modernised breakfast kitchen located on the ground floor benefits from Bosch integrated appliances and french doors to the rear garden, the first floor is a good sized lounge with Juliette balcony and master bedroom with en suite, two further bedrooms and newly fitted wet room to the second floor. Rear garden with decking, integral garage and driveway which electric charging port to front of property.

The convenience of the property for transport links to Leamington and Coventry is key giving you access to the A46 and further a field.

## Approach

The property is located in a cul-de-sac position set back from the road behind a block paved driveway with pathway leading to the open porch and front door which leads into the:

## Entrance Hall

Having radiator and stairs leading to the first floor and internal door to garage.

## Cloakroom

Wc, wash hand basin with tiled splash back.

## Kitchen

Newly fitted modern breakfast kitchen having a range of gloss wall and base units with sink and drainer unit and roll top work surfaces over, splash back tiling, Bosch integral appliances including, induction hob, electric oven, microwave, dishwasher and wine cooler.( All still within their guarantees), tiled flooring, radiator and double glazed window to the rear elevation and french doors to conservatory.

## Conservatory

Having double glazed windows throughout with glass roof, double glazed french doors leading into the rear garden, tiled flooring, remote controlled ceiling fan and radiator.

## Lounge

Light and modern lounge with solid wood flooring, feature fireplace with electric fire, radiator, double glazed window to the rear elevation and double glazed French doors with Juliet balcony overlooking the rear garden,

## Bedroom One

Double glazed windows to front elevation, double built in wardrobe, radiator and door to;

## En Suite

Modern ensuite with partly tiled walls featuring a shower cubicle, wc, wash hand basin and extractor fan.

## Bedroom Two

Double glazed window to the front elevation, built in wardrobe and radiator.

## Bedroom Three

Double glazed window to the rear elevation, radiator.

## Wet Room

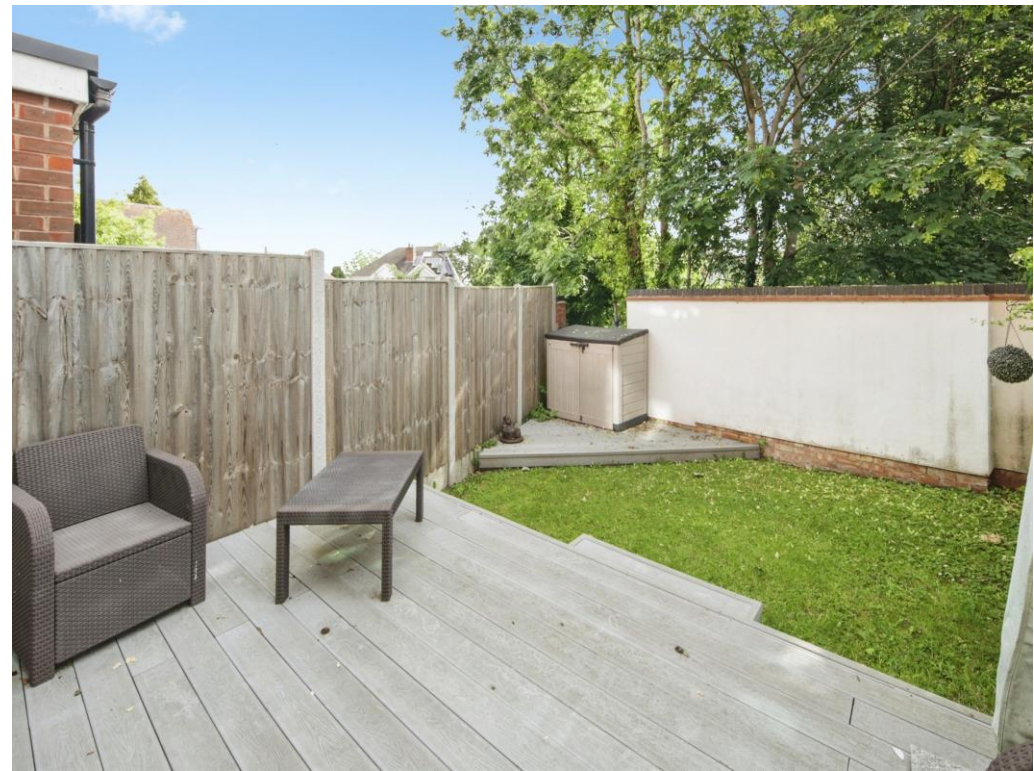
Refurbished modern wet room with double glazed window to the rear elevation. Fully tiled walls with ceiling spots, shower, shaver point, wc and vanity wash hand basin.

## Rear Garden

Private landscaped rear garden backing on to "Kenilworth Common "nature reserve.

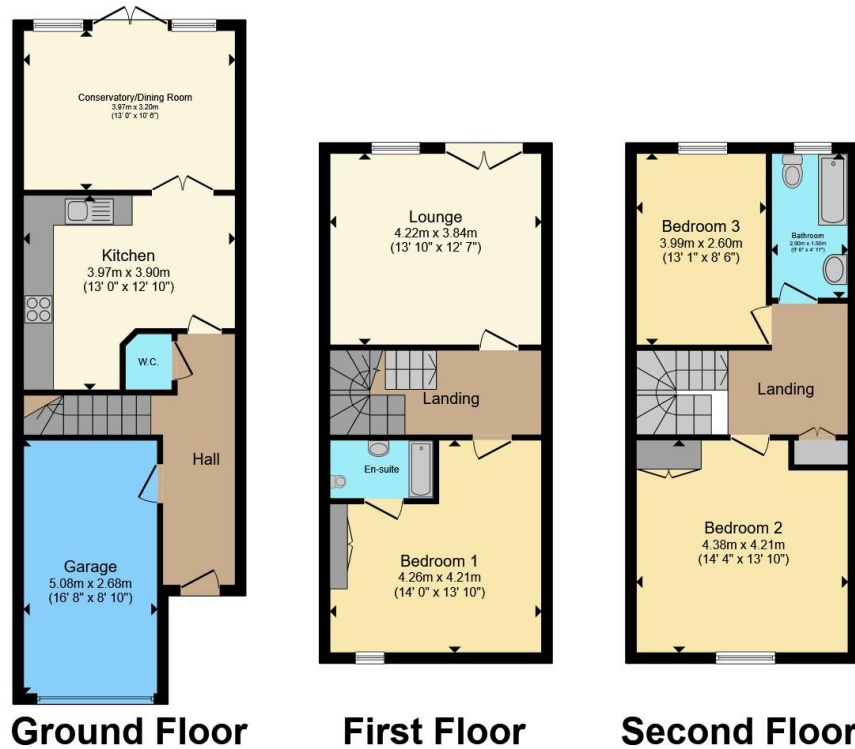
## Garage

Garage with power and light connected and internal door to hallway.









**Total floor area 137.5 m<sup>2</sup> (1,480 sq.ft.) approx**  
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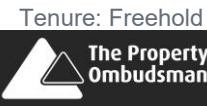
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EPC Rating: C Council Tax  
 Band: E

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