



Kenilworth Road

£210,000

- COUNCIL TAX BAND - D-
- TRADITIONAL MID TERRACED PROPERTY
- SPACIOUS OPEN PLAN LOUNGE/DINER
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMMENITIES
- EXCELLENT TRANSPORT LINKS
- EPC Rating: D



2 1 1



About the property

A traditional two-bedroom mid-terraced home ideally located close to local amenities, schools and transport links. Featuring a lounge, dining room, fitted kitchen and enclosed rear garden, this property is perfect for first-time buyers, downsizers or investors.

Accommodation

Front Garden

A small, enclosed front garden offering a welcoming entrance to the property, with space for planting and seasonal flowers.

Entrance Hallway

Accessed via a front entrance door, providing access to the principal ground-floor accommodation and staircase rising to the first floor.

Lounge

12' 4" into bay x 10' 10" into bay (3.76m into bay x 3.30m into bay)

Aspacious reception room which opens into the dining area, creating a large open-plan living space filled with natural light benefiting from an open bay window and feature fireplace.



Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

A generous second reception room with a window overlooking the rear garden, offering ample space for family dining and entertaining, and opening into the lounge to create a bright and sociable open-plan living space.

Kitchen

9' 7" max x 9' 1" max (2.92m max x 2.77m max)

Fitted with a range of wall and base units with complementary work surfaces, incorporating a range cooker, space for appliances, and access to the rear garden.

Landing

Providing access to all first-floor rooms and bathroom.

Bedroom 1

15' 11" max x 12' 8" max (4.85m max x 3.86m max)

A spacious double bedroom positioned to the front of the property, benefiting from two windows to the front elevation

allowing for an abundance of natural light, together with fitted storage providing practical wardrobe space.

Bedroom 2

9' 9" max x 9' 3" max (2.97m max x 2.82m max)

A further good-sized double bedroom overlooking the rear aspect.

Bathroom

9' 9" max x 9' 3" max (2.97m max x 2.82m max)

A well-appointed family bathroom comprising a bath with Jacuzzi-style jets, a spacious walk-in double shower, wash hand basin and WC. Benefiting from a window providing natural light and ventilation, together with a useful built-in storage cupboard.

Rear Garden

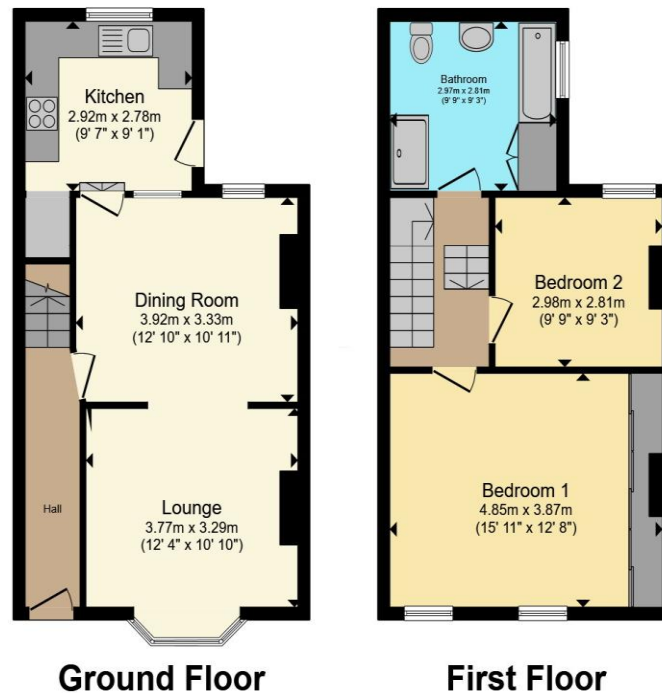
A private and enclosed rear garden featuring a patio seating area, decorative stone-chipped section and a useful garden shed to the rear, providing excellent outdoor space for relaxing, entertaining and storage.

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Floorplan



Total floor area 83.9 m² (903 sq.ft.) approx

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