

Atkinson Stilgoe

John O'gaunt Road
Kenilworth

John O'gaunt Road
Kenilworth CV8 1DZ

for sale offers over
£425,000







Property Description

Situated on the highly regarded John O'Gaunt Road, this three-bedroom semi-detached family home enjoys a sought-after residential setting within easy reach of Kenilworth town centre and several highly regarded schools, making it an ideal choice for families.

Offering spacious and well-proportioned accommodation throughout, the property presents excellent potential for buyers looking to modernise and create a home tailored to their own tastes.

The ground floor comprises a generous living room, separate dining room, fitted kitchen, useful utility/reception room with access to the rear garden, and a convenient cloakroom/WC.

Upstairs, there are three good-sized bedrooms and a family bathroom fitted with both bath and shower facilities.

Outside, the property benefits from ample driveway parking leading to a garage, while the private enclosed rear garden provides an ideal space for children, entertaining and outdoor relaxation. Side access adds further practicality.

The home has also been enhanced by a full electrical rewire and the installation of solar panels, improving energy efficiency, reducing running costs and providing peace of mind for future owners.

Combining generous accommodation, scope for improvement, energy-saving features and a highly desirable location, this is a fantastic opportunity to secure a long-term family home in one of Kenilworth's most popular residential areas. Early viewing is highly recommended.

Approach

Access via spacious front driveway with partial front lawn area leading to front door

Entrance Hall

Inviting entrance hall leading to various reception rooms including cloakroom

Cloakroom

With wc and wash basin offering practical convenience for guests

Living Room

Spacious main living area with front aspect views, gas effect fire, central heating and leading to dining room

Dining Room

Separate dining room, perfect for family dining and guest entertaining with scope to open out into adjoining kitchen. With rear door access to private rear garden

Kitchen

Offering ample cupboard and storage space with built-in cooker and partial integrated appliances, additional storage cupboard/ pantry, side door access to front and rear of property

Utility Room

Adjoining the kitchen and versatile as an additional reception room with views to rear garden

Bedroom 1

Spacious main bedroom overlooking front aspect of the property with double

built-in wardrobe space and additional storage cupboard space

Bedroom 2

Double bedroom with built in cupboard space, overlooking front aspect of the property into rear garden

Bedroom 3

Single bedroom overlooking front aspect of the property with built-in cupboard space.

Main Bathroom

3 piece main bathroom with shower cubicle including wc. towel rail and wash basin with window to rear of property

Rear Garden

Private and picturesque East facing rear garden with patio area for entertaining and enjoying family time with side access to front of property and garage

Garage

Single, purpose built garage, ideal for cars, bikes or general household items and storage, set back from main driveway

Driveway

Driveway parking for several cars

Solar Panel Roofing

7 installed panels to front of property and 5 to the rear (battery operated from loft) Ideal for energy efficiency and offering generous annual energy savings

Buyer Aml Payments

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 96.0 m² (1,034 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Atkinson Stilgoe

To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
KENILWORTH CV8 1HN

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.