



10 Cashmore Road

Kenilworth, CV8 2SJ

£450,000

- Modern Three Bedroom Detached House
- No Onward Chain
- Living & Dining Room
- Fitted Kitchen





THE PROPERTY

A well presented modern three bedroom detached house in a quiet residential cul de sac on the popular Knights Meadow estate. The property has full gas fired central heating and double glazing and requires internal inspection. The accommodation offers: porch with spacious living room, separate dining room, fitted kitchen with integrated appliances, good sized utility room with door to integral single garage, cloakroom w.c., garden/conservatory, first floor landing, three bedrooms (2 doubles), all rooms having built-in wardrobes, three piece family bathroom, low maintenance landscaped rear garden being not overlooked and private, parking to front with fore garden. There is no onward chain.

ENTRANCE

Approached over a tarmac driveway and paved pathway to a double glazed front door leading into the

RECEPTION PORCH

Tiled floor, concealed meter cupboard, opaque double glazed window to front, wall light point, panelled and glazed door through to the

LOUNGE

13' 1" x 15' 6" (4.00m x 4.73m) Wood laminate flooring, stairs rising to first floor landing, radiator, double glazed window to front, feature living flame effect pebble gas fire with brushed steel surround, marble mantel, inset and hearth, t.v. aerial point, ceiling light, two wall light points on dimmer switching, archway through to the

DINING ROOM

10' 10" x 7' 7" (3.32m x 2.33m) Central ceiling light, wall mounted Honeywell temperature control clock for central heating, wood laminate flooring, radiator, sliding panelled and glazed door through to the

KITCHEN

10' 10" x 7' 6" (3.32m x 2.30m) Ceramic tiling to floor, central ceiling light, double glazed window overlooking the conservatory, fitted with a range of matching high gloss fronted base and wall units, brushed steel handles, black marble effect rounded edge work surfaces, one and a half bowl stainless steel sink unit with central mixer tap, built-in under counter double fan assisted oven and four ring stainless steel gas hob above, illuminated glazed and stainless steel extractor hood above, ceramic tiling to splash back areas, integrated under counter fridge and freezer, space and plumbing for automatic washing machine, radiator, door through to useful under stairs storage cupboard with shelving, panelled and glazed door through to the

UTILITY ROOM

5' 6" x 8' 5" (1.68m x 2.58m) Fitted with a range of matching white high gloss fronted base and wall units with brushed steel handles, black marble effect rounded edge work surfaces, single drainer stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine and space for tumble dryer, ceramic tiling to floor, central ceiling light, radiator, panelled door through to the

CLOAKROOM

Central ceiling light, extractor fan, two piece white suite, low level w.c., pedestal wash hand basin with ceramic tiling to splash backs, radiator, ceramic tiling to floor, double glazed window, useful white high gloss wall unit.

CONSERVATORY

9' 0" x 14' 9" (2.75m x 4.52m) Double doors off dining room into conservatory, wood laminate flooring, surrounding double glazed windows, pitched polycarbonate roof, french double glazed doors to garden, blinds to all windows, central ceiling light with fitted fan, radiator.

FIRST FLOOR LANDING

Stairs off living room, rising to the first floor landing, matching feature chrome spindles and banister rail, extra grab handle, double glazed window to side, coving, central ceiling light, door to built-in airing cupboard housing the Worcester combination boiler servicing the hot water and central heating which is vented through the loft, access to insulated and boarded roof space with power and light, retractable loft ladder.

DOUBLE BEDROOM ONE

12' 7" x 8' 10" (3.86m x 2.71m) Radiator, coving, central ceiling light, double glazed window to front, built-in wardrobe with sliding central mirror door fronts, hanging rails and fitted shelving, further built-in vanity cabinet, matching chest of drawers to either side, t.v. aerial and telephone points.

DOUBLE BEDROOM TWO

9' 2" x 8' 10" (2.81m x 2.71m) Built-in quality bedroom furniture, double wardrobe with hanging rails and shelf above, further wardrobe, matching bedside table and headboard, radiator, double glazed window to rear.

BEDROOM THREE

9' 7" x 6' 5" (2.94m x 1.96m) With radiator, double glazed window with views across Cashmore Road, two wall mounted shelves, useful built-in over bulk head storage cupboard/wardrobe with hanging rail and shelf above.

BATHROOM

Three piece white suite, low level w.c., pedestal wash hand basin, panelled bath with Mira Sport electric shower with ceramic tiling to full height to all walls, ceramic tiling to floor, recessed ceiling down lighters, central fan, opaque double glazed window to rear, wall mounted fitted heated chrome towel rail.

INTEGRAL GARAGE

16' 8" x 8' 5" (5.10m x 2.58m) Accessed from the utility room, metal up and over electric door to front, power and light connected, fitted shelving, excellent eaves storage, wall mounted modern electricity isolation unit.







REAR GARDEN

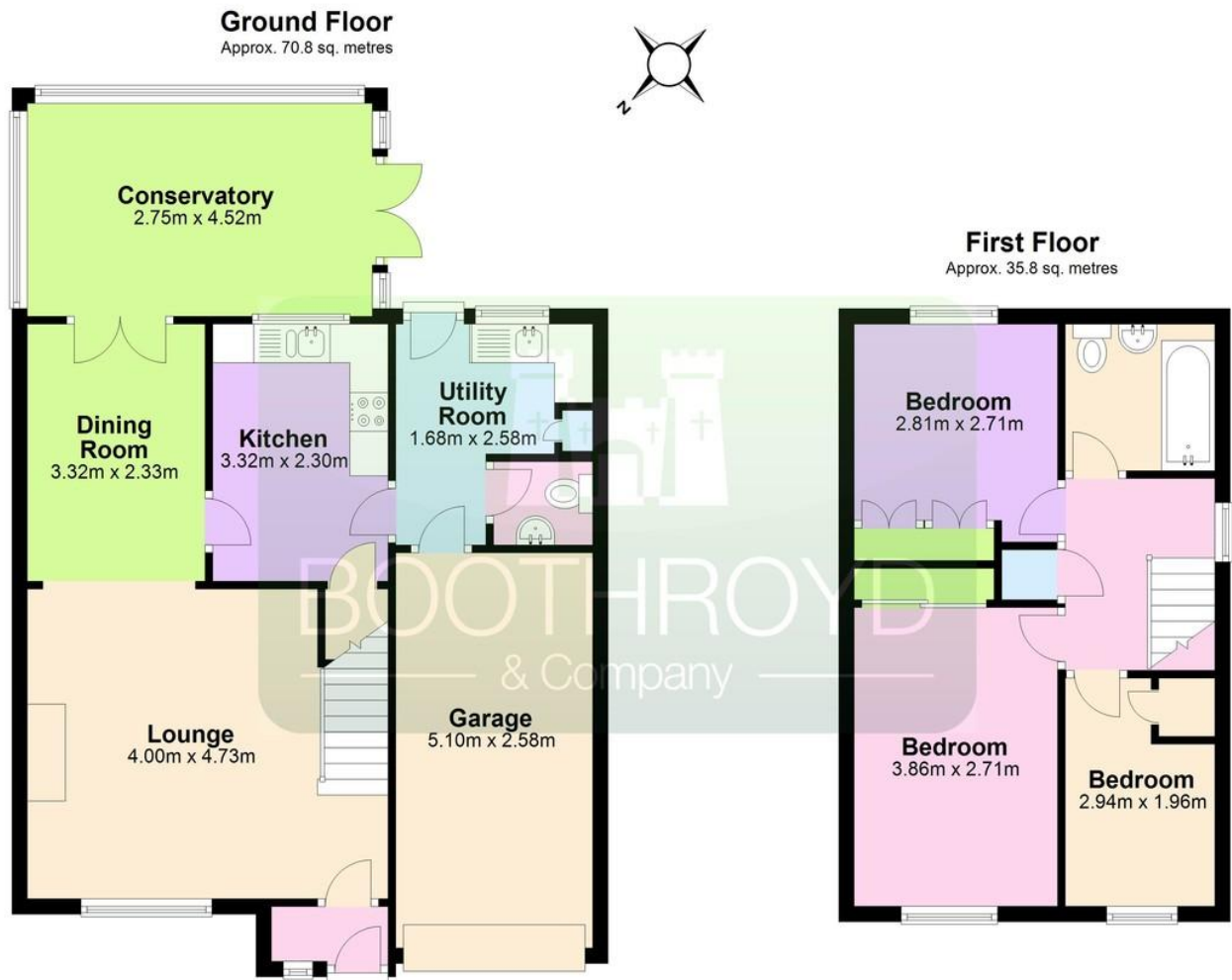
Laid for low maintenance, being landscaped with paved patio, slate finish, raised semi-circular decked sitting area, fully enclosed by perimeter fencing, screening conifer hedging to rear, outside security light, cold water tap, useful side gated access to the front of the property.

OUTSIDE

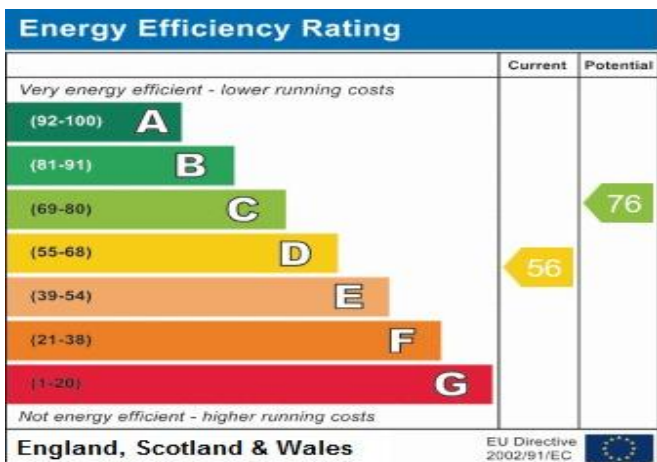
To the front of the property there is an inset lawned fore garden, tarmacadam and paved driveway with parking for two vehicles.

FIXTURES AND FITTINGS

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



Total area: approx. 106.6 sq. metres



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements