



6 Randall Road

Kenilworth, CV8 1JY

£439,950

- Three Bedroom Semi Detached House
- Close To The Town & Railway Station
- Dining Room & Extended Lounge
- Conservatory





THE PROPERTY

A superb extended three bedroom 1930s semi detached house in the heart of Kenilworth town centre with a magnificent rear garden and the large garage/workshop to rear. The property has been owner occupied for forty-nine years with this wonderful home requiring internal inspection. The accommodation comprises brick arch and canopy porch, reception hall, lobby and refitted shower room, fitted galley kitchen, dining room and an extended living room with conservatory off. To the first floor landing there are three bedrooms, two of which are doubles both with bespoke modern built in wardrobes and a family bathroom with jacuzzi bath. Outside is a large rear garden beautifully landscaped, private and fully enclosed with a garage/workshop to the rear. To the front is a tarmac driveway with parking for two or three cars. The property has modern gas fired central heating, Crimestop alarm system, double glazing and early viewing is advised.

APPROACH

Over a tarmac block edged driveway to an open tiled and full width pitched canopy porch, with two steps and a uPVC double glazed front door with matching glazed insets either side into the

RECEPTION HALL

With ceramic tiling to floor, ceiling, radiator and cover, stairs rising to the first floor landing and door to the

SIDE LOBBY

With ceramic tiling to floor, velux roof light, coat hooks and door to the

SHOWER ROOM

With a purpose built fitted three piece white suite with low level w.c, pedestal wash hand basin with chrome mixer tap, large walk in shower cubicle with mains fed power shower, ceramic tiling to floor and walls, down lighters, velux roof window, heated chrome towel, LED ant mist mirror and extractor fan.

DINING ROOM

10' 11" x 10' 6" (3.35m x 3.22m) With walk in double glazed bay window to front, radiator, coving, ceiling light, archway to the

LOUNGE

16' 7" x 10' 0" (5.08m x 3.05m) With living flame effect coal electric fire, with marble inset and wooden mantel, coving, ceiling, radiator, t.v point and sliding patio doors to the

CONSERVATORY

8' 9" x 9' 1" (2.67m x 2.77m) With surrounding uPVC double glazed windows with a reinforced glazed roof with roof light, oak strip flooring, electric panel heater, double glazed french doors onto the patio.

INNER LOBBY

With ceramic tiling to floor, door to the pantry with fitted shelving, wall mounted electric isolation unit, arch to the

FITTED KITCHEN

13' 7" x 6' 0" (4.16m x 1.85m) Comprehensively fitted with a range of matching white high gloss fronted base and wall units, marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated Neff double fan assisted oven with grill, four ring induction hob, space and plumbing for washing machine and slimline dishwasher, integrated fridge, ceramic tiling to floor and coving to ceiling, double glazed window to side, frosted double glazed door to the rear.

FIRST FLOOR LANDING

With access to insulated roof space, frosted double glazed window to side, matching banister rail and spindles, door to

DOUBLE BEDROOM ONE

11' 0" x 10' 7" (3.36m x 3.25m) With walk in double glazed window, range of bespoke modern built in wardrobes to one and a half walls with hanging and shelving with matching bedside tables.

DOUBLE BEDROOM TWO

10' 8" x 10' 0" (3.26m x 3.05m) With double glazed window to rear, radiator, matching built in bespoke modern wardrobes with hanging and shelving and matching bedside tables.

BEDROOM THREE

7' 7" x 6' 0" (2.33m x 1.85m) With double glazed window to rear, radiator, ceiling light.

BATHROOM

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below, jacuzzi bath, with chrome mixer tap and Triton electric shower over with bi folding shower screen, frosted double glazed window to rear, ceramic tiling to walls, vinyl flooring, heated chrome towel rail.

REAR GARDEN

The garden is a superb feature of the property laid to three sections with a full width patio, inset artificial lawn with beautifully stocked borders, attractive timber open pavilion style summer house with power and light, garden pond and pergola walk way with matching path to a range of raised beds currently used for growing show dahlia plants, three fruit trees, green house, all supplied with an in built irrigation system, timber shed with storage beyond, additionally there is a concrete section workshop/ garage with power and light and fitted shelving (note this could be used as a traditional garage with rear vehicular access from further down Randall Road.

GARAGE/WORKSHOP

With vehicular access via Randall Road.







FRONT

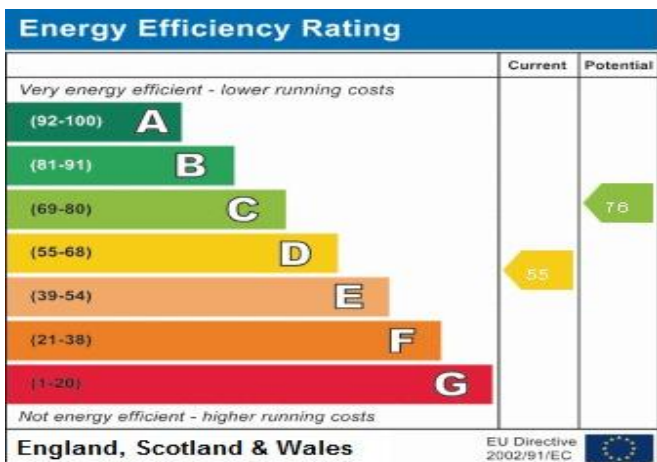
To the front of the property is a tarmac driveway with block edging for two/three cars with dwarf front wall and stocked borders. To the side is a useful area for bin storage.

FIXTURES AND FITTINGS

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



Total area: approx. 90.2 sq. metres



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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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