



Blackthorn Road

£399,950

Kenilworth, CV8 2DS

- Three Bedroom Semi Detached
- Lounge & Separate Dining Room
- Refitted Kitchen
- Lobby, Cloakroom & Utility Cupboard





## THE PROPERTY

A highly desirable three bed room semi detached house close to the popular Thorns Junior School and within close walking distance of Kenilworth Town Centre and the Railway Station. This attractive and well-presented house is offered for sale with no onward chain and early vacant possession, with modern gas fired central heating and double glazing the property comprises; new composite front door into the reception hall, living room with feature living flame effect gas fire, separate dining/family room, quality refitted kitchen with integrated appliances and quartz work tops, three bedrooms, two of which are doubles, useful loft storage room with occasional stairs. Outside there is a good size front fore garden and driveway, private rear garden with greenhouse and shed, and single garage. Early viewing is ESSENTIAL.

## APPROACH

Over a tarmacadam driveway with good size lawned fore garden with attractive tree, new composite front door with matching frosted double glazed windows into the

## RECEPTION HALL

Inset mat well, radiator, stairs rising to the first floor landing, double glazed window to side, smoke alarm, central ceiling light, panelled door to useful understairs storage cupboard housing the electric isolation unit, electricity and gas meters.

## REFITTED KITCHEN

Comprehensively refitted with a range of matching light grey high gloss fronted base and wall units with 20mm quartz square edged work surfaces, single drainer granite composite sink with chrome mixer tap, grey ceramic tiling to splash back, integrated single electric fan assisted Neff oven with grill and four ring Neff induction hob with illuminated stainless steel and glazed extractor hood, space and plumbing for dishwasher, space for large upright fridge freezer, LED ceiling down lights, quality Karndean flooring, under pelmet lighting, feature vertical radiator, panelled and glazed door to the

## REAR LOBBY

With Karndean flooring, replacement double door to rear, louvred door to the

## UTILITY CUPBOARD

With space and plumbing for washing machine and dryer on top, ceiling light, door to the

## CLOAKROOM

With w.c, wall mounted wash hand basin, radiator, Karndean flooring, opaque double glazed window, shelving, wall mounted Baxi condensing boiler servicing the hot water and central heating.

## LIVING ROOM

With leaded double glazed window to front, coving, dado rail, t.v point, feature living flame effect coal gas fire with marble composite inset and hearth.

## DINING/FAMILY ROOM

With radiator and cover, coving, drop down ceiling light, sliding patio doors to the garden.

## FIRST FLOOR LANDING

With double glazed window to side, ceiling light, coving, occasional fixed stairs to the loft room offering power and light with velux roof windows ideal for occasional use.

## DOUBLE BEDROOM ONE

With double glazed and leaded window to front, radiator, ceiling light.

## DOUBLE BEDROOM TWO

With double glazed window to rear, ceiling light, coving, radiator, built in storage/wardrobe with hanging.

## BEDROOM THREE

With leaded and double glazed window to front, coving, ceiling light.

## SHOWER ROOM

Three piece white suite, low level w.c., pedestal wash hand basin, central mixer tap, large walk-in shower cubicle with glazed shower screen, Aqualiser chrome shower, matching chrome fittings and shower head, quality porcelain tiling to two walls, non-slip vinyl flooring, radiator, opaque double glazed window to side

## REAR GARDEN

Attractively laid and fully enclosed by perimeter fencing with full width patio with raised wall and outside lights either side of the pillars, greenhouse, water feature, corner canopy for two ideal for summer sitting, outside water tap and useful side gated access to the side driveway.

## GARAGE

Adjoined garage with metal up and over door to front.

## FRONT

To the front of the property is a tarmacadam driveway that runs down the side of the property towards the garage. There is an inset lawned fore garden with mature tree.

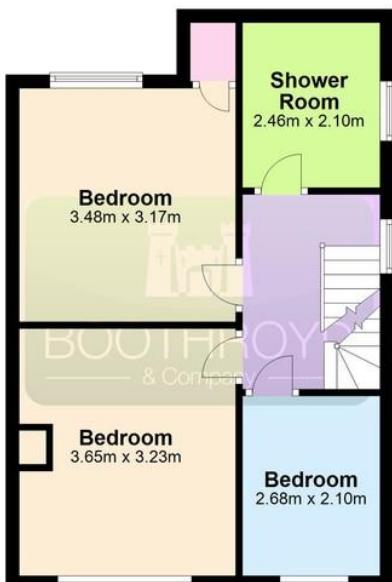
## FIXTURES AND FITTINGS

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

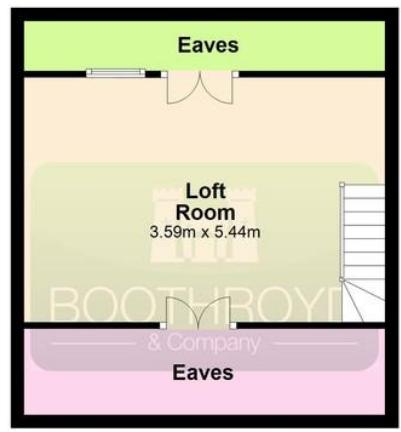




**First Floor**  
Approx. 37.6 sq. metres



**Second Floor**  
Approx. 31.5 sq. metres



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

#### COUNCIL TAX BAND

Tax band D

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warwick District Council

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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 are 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