

£550,000



Randall Road Kenilworth CV8 1JY

An extended five bedroom detached property offering flexible living accommodation and being conveniently situated for Kenilworth Town Centre and school catchments. Comprising three reception rooms, conservatory, impressive breakfast kitchen, garage, parking and good sized rear garden.



Aged 60 or over? Huge discounts* on all properties. Ask for details.

*With a Homewise Lifetime Lease. Subject to property criteria and applicant status.



Approach

Double glazed front door gives access through to:

Reception Hallway

With stairs rising to the first floor landing, central heating radiator, double glazed window to the front elevation and doors off to:

Bedroom Four/Family Room

17' x 12' 2" (5.18m x 3.71m)

With double glazed windows to the front/side elevations, built-in wardrobes providing hanging and shelving space, central heating radiator and laminated flooring.

Living Room

21' 5" x 10' 10" (6.53m x 3.30m)

With double glazed windows to the rear/side elevations, feature fireplace, central heating radiator, TV aerial point, coving to ceiling, french doors to conservatory and doors leading through to:

Study

8' 6" x 6' 3" (2.59m x 1.91m)

With double glazed window to the rear elevation, telephone point and central heating radiator.

Downstairs Bathroom

7' 8" x 7' 3" (2.34m x 2.21m)

Being fully tiled and fitted with a suite comprising bath with mixer tap over, low level Wc, wash hand basin, heated towel rail and double glazed window to the rear elevation.

Breakfast Kitchen

24' 3" x 15' 1" (7.39m x 4.60m)

Fitted with an impressive range of wall and base mounted units with complementary work surfaces over inset one and a half bowl stainless steel sink and drainer unit, tiling to splash back areas, gas/electric cooker point, space for fridge/freezer, wall mounted central heating boiler, laminated flooring, TV point, double glazed window to the rear elevation, door off to snug, conservatory and door to rear elevation leading through to:

Utility Room

6' 10" x 3' 9" (2.08m x 1.14m)

With double glazed window to the rear elevation and space and plumbing for automatic washing machine.

Snug

13' 7" x 7' 1" (4.14m x 2.16m)

With double glazed window to the front elevation, central heating radiator, TV aerial point and door off to:

Bedroom Three

13' 7" x 8' 8" (4.14m x 2.64m)

With double glazed window to the side elevation, telephone point and central heating radiator. Door off to:

En Suite

8' 1" x 6' 10" (2.46m x 2.08m)

Fitted with a suite comprising shower cubicle with shower fitted, wash hand basin inset vanity unit, low level Wc, heated towel rail, telephone point and double glazed window to the rear elevation.

Conservatory

21' 2" x 9' 1" (6.45m x 2.77m)

Accessed via doors leading from the living room and kitchen. Being of UPVc double glazed construction with french doors and double glazed windows to the rear elevation overlooking and leading to garden.

First Floor Landing

Accessed via staircase rising from the reception hallway with storage to eaves and doors off to:

Bedroom One

14' 6" x 12' 4" (4.42m x 3.76m)

With double glazed window to the front elevation, built-in wardrobe providing hanging and shelving space, central heating radiator, TV aerial point and telephone point.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

to view this property please contact Connells on

T 01926 857 461
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29 Warwick Road
 KENILWORTH CV8 1HN

Property Ref: KEN301516 - 0011

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5. Where relevant the Home Information Pack ("HIP") for this property is held electronically and is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bedroom Two

12' 3" x 8' 10" (3.73m x 2.69m)

With double glazed window to the rear elevation, fitted wardrobes, storage to eaves, TV aerial point and central heating radiator.

Bedroom Five

11' max. x 9' (3.35m max. x 2.74m)

With double glazed window to the front elevation, fitted wardrobes, TV aerial point and central heating radiator.

Shower Room

Being fully tiled and fitted with a suite comprising shower cubicle with shower fitted, wash hand basin, low level Wc, heated towel rail, extractor fan and double glazed velux window to the rear elevation.

Outside

To the front of the property is a lawned foregarden with shrubs/borders and gravelled driveway providing off road parking and giving direct access through to garage. Gated side access leading through to:

Rear Garden

Being good sized and mainly laid to lawn with patio area, feature pergola, outside sensor lighting, outside sink with two taps, mature shrubs/trees/ borders, power to garden/garden shed and side of property.

Garage

16' 10" x 8' 10" (5.13m x 2.69m)

With up and over door, light and power supplied.

Directions

From the Kenilworth office proceed along the Warwick Road heading towards the Clock Tower, take the first left into Randall Road, follow the road ahead and the property can be found on the right-hand side.

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