





Property Description

The current owner has lovingly and meticulously renovated this mid terrace property throughout and it's clear to see that no expense has been spared. The quality of the finish and attention to detail is superb from a timeless Harvey Jones hand painted kitchen to Farrow and Ball colour schemes and complementary Sandersons window dressings. The TWO bedroom plus attic room mid terrace screams traditional yet has a staying power that will last for years to come.

This delightful terrace is situated in a quiet no-through road, within walking distance of Kenilworth Town Centre and its amenities. The property was built in 1906 and is immaculately presented throughout and arranged over three floors, ready for a buyer to move straight into.

Approach

Attractive frontage with "Original Style" tiles pathway, railings and small traditional rose garden with David Austin roses. Composite door with opaque glass panels and opaque glass house number above door to front elevation.

Entrance Hall

Red quarry tiling through to kitchen, cast radiator and stairs to first floor. Doors leading to lounge and dining room.

Lounge

13' 9" x 11' 3" Max (4.19m x 3.43m Max)

Stunningly peaceful lounge with Farrow and Ball paint and Sanderson wallpaper and complimenting curtains. Square bayed double glazed window to front elevation, cast radiator and television point. Traditional feature fireplace with working open fire

Dining Room

11' 5" x 11' 3" (3.48m x 3.43m)

Traditional dining room painted with Farrow and Ball, picture rail, original traditional fireplace with cast iron electric log burner with living flame.

Cloakroom

Downstairs cloakroom with wc, wash hand basin with tiled splash back. Large useful storage cupboard.

Kitchen

8' 7" x 16' 3" (2.62m x 4.95m)

A recently renovated hardwood hand painted Harvey Jones kitchen featuring composite worktops, Belfast sink and an array of fitted units including larder cupboard with opaque glass panelling. An "Ilve" Range cooker with rotisserie and stainless steel back panel. Integral dishwasher, double wine cooler and space for fridge freezer. Double glazed French doors open to the courtyard garden and located off the kitchen is a utility area with glass roofing and door to rear garden.

Utility Room

Utility room from kitchen with work top and additional Belfast sink, uPVC roofing and double glazed patio door to rear garden.

Landing

Carpeted stairs leading from entrance hallway to first floor, matching Lloyd's understairs cupboard with bedroom one's furniture. Stairs to Attic room.

Bedroom One

11' 8" x 12' 9" (3.56m x 3.89m)

Laura Ashley wallpapered statement wall, with Lloyds fitted wardrobes, headboard and built in dressing table. Double glazed window to front elevation, cast iron radiator and television point.

Bedroom Two

8' 9" x 12' 7" Max (2.67m x 3.84m Max)

Bedroom two currently used as a hobby room with original fireplace and double glazed window to rear elevation, radiator.

Bathroom

Burlington bathroom suite featuring stand-alone bath, wash hand basin, traditional high level toilet and good sized separate shower cubicle. Partly tiled walls, tiled flooring with "Original Style" tiles, cast iron radiator plus towel radiator.

Attic Room

11' 7" x 13' 6" (3.53m x 4.11m)

Versatile attic room with Lloyds fitted furniture including wardrobes and cupboards, end opening ottoman bed, eaves storage to front and rear and radiator and two double glazed sky-lights to rear elevation,

Outside

Courtyard Garden

Outside to the rear is a low maintenance good sized courtyard garden, with a paved patio seating area and wooden arbour. Timber shed with power and light connected, and gated access to the rear.









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EPC Rating: D

Tenure: Freehold

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