



Windy Arbour, Kenilworth

*Distinctive
Collection*





Windy Arbour

Kenilworth, CV8 2BH

Guide price €685,000

This charming four-bedroom detached family home presents an excellent opportunity for those looking to create their dream residence. While the property is in need of modernisation, it offers a fantastic canvas for personalisation and improvement, allowing you to tailor it to your specific tastes and needs.

Upon entering, you will find two spacious reception rooms, perfect for family gatherings or entertaining guests. The layout of the home is both practical and inviting, making it an ideal choice for families. The four well-proportioned bedrooms provide ample space for rest and relaxation, while the two bathrooms ensure convenience for busy mornings.

One of the standout features of this property is its large driveway, which offers plenty of parking space, complemented by a double garage for additional storage or vehicle accommodation. The enclosed rear garden is a delightful outdoor space, perfect for children to play or for hosting summer barbecues.

Situated in a great location, this home is within easy reach of local schools (most notably Kenilworth School and Sixth Form which is rated outstanding), the train station, and the vibrant town centre, making it an ideal choice for families and commuters alike. With no upward chain, this property is ready for you to make it your own without delay.

In summary, this four-bedroom detached house in Windy Arbour is a promising opportunity for those looking to invest in a family home in a sought-after area. With its potential for modernisation and its convenient location, it is sure to attract interest from a variety of buyers.

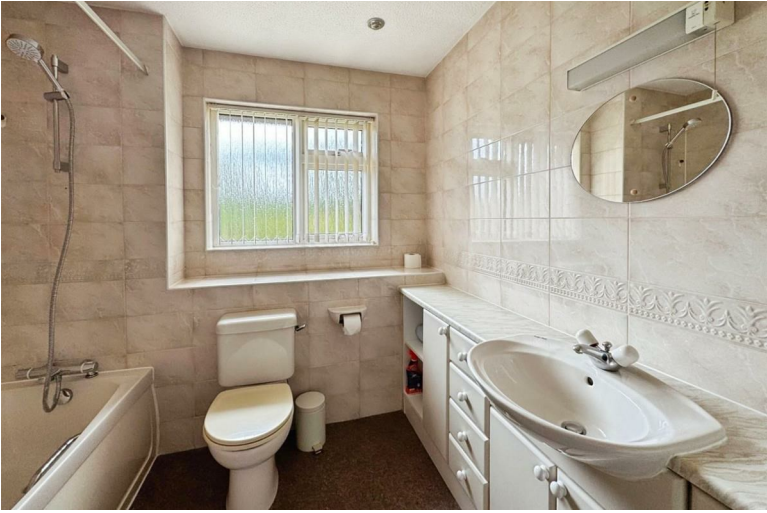




- Four Bed Detached Family Home
- Ideally Located for Kenilworth Town Centre and Kenilworth School (Rated Outstanding)
- In Need of Some Refurbishment
- Living Room
- Dining Room
- Fitted Kitchen with Separate Utility Room
- Downstairs WC, Family Bathroom and En-Suite Shower Room
- Enclosed Rear Garden
- Large Driveway and Double Garage
- EPC -









The Property

Entrance

Entrance to the property is via a double glazed front door which leads in to the porch, carpeted floor and light point to ceiling. A partially obscure glazed door with matching side panel opens in to the entrance hall.

The entrance hall has a continuation of the carpet to floor, light point to ceiling and a gas central heating radiator. Carpeted stairs lead up to the first floor landing. A wooden framed, half glazed door opens into the living room.

Living Room

14'4" x 16'11" (19'0" max)

Continuation of the carpet to floor, square, double glazed, bay window to front elevation, light point to ceiling, gas central heating radiator, coal effect, live flame gas fire with stone hearth, brick surround and stone mantle. Brick storage area with wooden shelf - ideal spot for the television!

From the living room, double, sliding, part glazed doors which open in to the formal dining room.

Dining Room

10'5" x 11'9"

Continuation of the carpet and having a double glazed sliding door to rear elevation which gives access out in to the garden. Light point to ceiling and gas central heating radiator.

Kitchen

9'0" x 11'9"

Accessed off the entrance hall via a wooden framed, part glazed door. Wood effect cushioned flooring, double glazed window to rear elevation overlooking the garden, light points to ceiling, gas central heating radiator.

The kitchen is fitted with a range of base and wall units with an off white, high gloss frontage, chrome handles and a granite effect melamine work surface over. The back splash is tiled in a white tile and there are integrated appliances of a Bosch electric oven, Bosch four ring gas hob with an integrated extractor above, a stainless steel sink with matching drainer with chrome hot and cold mixer tap. Double, louvered doors open in to the utility room.

Utility Room

8'5" x 5'6"

Continuation of the wood effect cushioned flooring, double glazed door to rear elevation giving access out in to the garden and a double glazed window to side elevation. Strip lighting to ceiling and fitted with a range of base and wall units to match those of the kitchen, with matching work surface over, stainless steel sink with matching drainer with chrome hot and cold tap, space and plumbing for washing machine.

Down Stairs WC

From the entrance hall a solid wooden door opens in to the down stairs WC. Having cushioned flooring, light point to ceiling, fitted with a chrome heated towel rail, white corner basin with chrome hot and cold mixer tap with cupboard below and mirror fronted unit above, white low level WC and an extractor to high level.

From the entrance hall carpeted stairs lead up to the first floor landing where there is a continuation of the carpet to floor, double glazed window to front elevation, light point and loft access to ceiling (loft having a pull down ladder, it is not boarded) white painted doors lead in to all rooms.

Airing cupboard which houses the Worcester, gas, combi boiler.

Bedroom One

15'5" x 11'4"

Carpeted to floor, double glazed window to front elevation, gas central heating radiator below and there is a light point to ceiling. Sliding door leads in to the en-suite shower room.

En-Suite Shower Room

Having cushioned flooring, light points to ceiling, obscure glazed, double glazed window to side elevation and fitted with a gas central heating radiator, white low level WC, pedestal wash hand basin with chrome hot and cold taps with mirror above with light and shaver point over and there is a walk in shower.

Bedroom Two

12'2" x 11'4"

Carpeted to floor, double glazed window to rear elevation, gas central heating radiator below and there is a light point to ceiling. Two white fronted double fitted wardrobes with matching vanity area with mirror and wide drawer.

Family Bathroom

Having cushioned flooring, obscure double glazed window to rear elevation, spotlights to ceiling and fitted with a white heated towel rail, bath with chrome hot and cold mixer taps with shower attachments, white low level WC and a vanity unit providing a huge amount of storage with a basin with chrome hot and cold mixer tap, mirror above with light and shaver point.

Bedroom Three

9'3" x 10'1"

Carpeted to floor, double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and a solid door which houses useful storage.

Bedroom Four

8'3" x 10'3"

Carpeted to floor, double glazed window to front elevation, gas central heating radiator below, light point to ceiling and a solid door which houses useful storage.

Outside Rear

To the rear of the property is a good sized, enclosed garden. As you enter from the dining or utility room there is a paved patio, slightly raised brick edged bed, to the majority the garden is laid to lawn. To the side of the property there is an additional paved patio this in turn leads to a pathway taking you round to the front via a wrought iron gate.

Rear access in to the garage, outside lighting and an outside double electric socket.

Outside Front

To the front of the property is a large, brick weave driveway and a lawned fore garden.

Double Garage

Accessed from the front via two up and over garage doors, benefitting from light, power and a tap. A wooden framed, glazed door to the rear gives access in to the garden.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax

We understand the property to be Band F.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

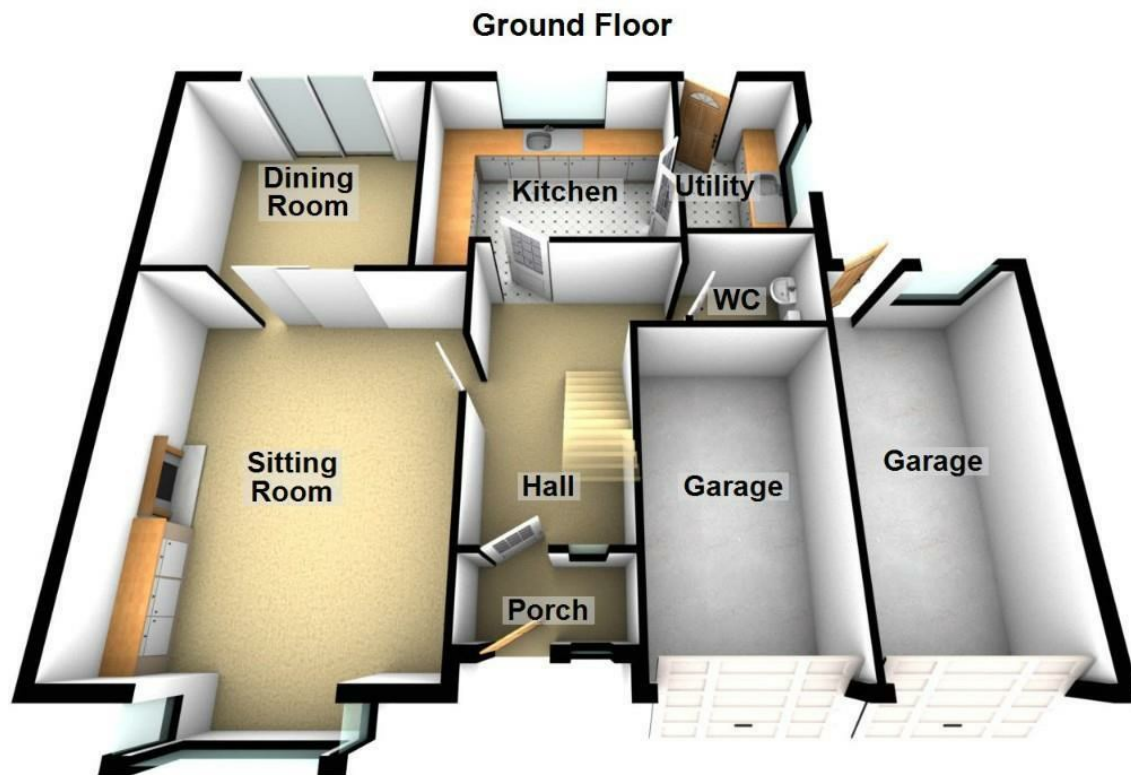
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.



Total area: approx. 163.1 sq. metres (1755.6 sq. feet)

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC 	

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