



## Faircroft, Kenilworth

Offers In The Region Of £435,000

- Three Bedroom Semi Detached House
- Galleried Hallway/Landing, Cloakroom W.C
- Extended Living Room
- Three Well Proportioned Bedrooms
- No Onward Chain
- Town Centre Cul-De-Sac Location
- Energy Rating D - 56
- Fitted Kitchen With Breakfast Room
- Garage, Parking & Garden To Front And Rear
- Warwick District Council - Tax Band D

# Faircroft, Kenilworth CV8 1JT

A sought after and well positioned three bedroom semi-detached house, extended to full width at ground floor level and offering spacious well planned accommodation with scope for re-fitting. Situated in this sought after cul-de-sac location, within walking distance of the town centre with its full range of facilities and amenities. Early viewing is recommended. The property is offered for sale with no onward chain and offers gas central heating and is mainly double glazed throughout. Comprising; enclosed porch, galleried reception hall with feature staircase, dining area, lounge/dining room with patio doors to rear garden, well fitted breakfast kitchen (dated), separate utility, shower room, first floor landing, three double bedrooms, master with fitted wardrobes, second and third with wardrobes, spacious bathroom with full suite and shower, integral storage, delightful garden to front with driveway parking and private enclosed landscaped rear garden.



3



1



2



D

Council Tax Band: D



## **Approach**

Over a block paved driveway and inset lawned fore garden to

## **Entrance**

Double glazed front door with matching side panel, opaque double glazed side and front windows, leading to the

## **Open Reception Hall**

Galleried staircase leading to first floor, hardwood painted rails opening to the

## **Dining Area**

7'1" x 9'6"

With full height double glazed window to front, radiator, drop down ceiling light, feature glazed panel looking into the lounge/dining room.

## **Downstairs Shower Room**

With a refitted three piece white suite with low level w.c, pedestal wash hand basin with chrome mixer tap, step up to a large walk in shower enclosure with glazed sliding shower screen with mains fed Aqualisa shower, white porcelain tiles to walls and ceramic tiling to floor, wall mounted LED mirror, vanity cabinet, central LED lights, heated chrome towel rail, extractor fan.

## **Lounge**

18'10" x 13'10"

With feature living flame effect coal gas fire with marble composite inset and hearth, fitted tiled top TV unit, part pine panelled ceiling with three downlighters, into the extended area with fitted bookcase, radiator, sliding patio doors onto the rear patio.

## **Breakfast Area**

9'10" x 10'10"

With ceiling light, radiator, door to side, covered lean to, arch to the

## **Kitchen**

7'10" x 13'0"

Comprehensively fitted with base and wall units, fitted drawers, rounded edge work surfaces, one and

a half drainer white composite sink unit, matching high level wall cupboards, integrated double electric fan oven and grill, four ring gas hob with illuminated cooker filter above, space and plumbing for washing machine or dishwasher, vinyl flooring, double glazed window to rear, four ceiling down lights.

## **Galleried First Floor Landing**

With smoke alarm, ceiling light, door to

## **Double Bedroom One**

9'11" x 13'3"

With set of two double wardrobes with twin hanging, central three draw chest of drawers with shelving over radiator, double glazed window overlooking the rear garden.

## **Double Bedroom Two**

9'11" x 10'10"

Double glazed window with radiator below, built in wardrobes, matching vanity dressing table, and bedside table.

## **Bedroom Three**

9'0" x 10'8"

Double glazed window to front, radiator beneath, fitted double door wardrobe cupboard with hanging rails and shelving.

## **Bathroom**

With a two piece suite with panelled bath with Triton electric shower over with bi folding shower screen, pedestal wash hand basin, ceramic tiling to walls and floor, radiator, mirrored vanity cabinet, Dimplex convection electric heater, radiator, opaque double glazed window to side, airing cupboard housing the lagged copper cylinder and slatted shelving.

## **Separate W.C**

With a low level w.c, opaque double glazed window to side, radiator, ceiling light.

## **Outside Front**

The property is set behind a neat lawned fore garden, block paved driveway with parking for two cars, direct access to the garage.

## Side Covered Walk Way

With a polycarbonate roof, door to front and rear garden, useful wall storage cupboard.

## Storage

Opening doors to front, side personal door, wall mounted Baxi gas fired central heating boiler, fitted wall shelves, power and light connected.

## Rear Garden

Benefitting from a south facing rear garden, attractively laid out with full width patio, central lawn with surrounding flower beds and borders, mature planting with shrubs, trees and plants, well screened rear hedging, outside power socket.

## Tenure

The property is freehold.



## Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

20 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

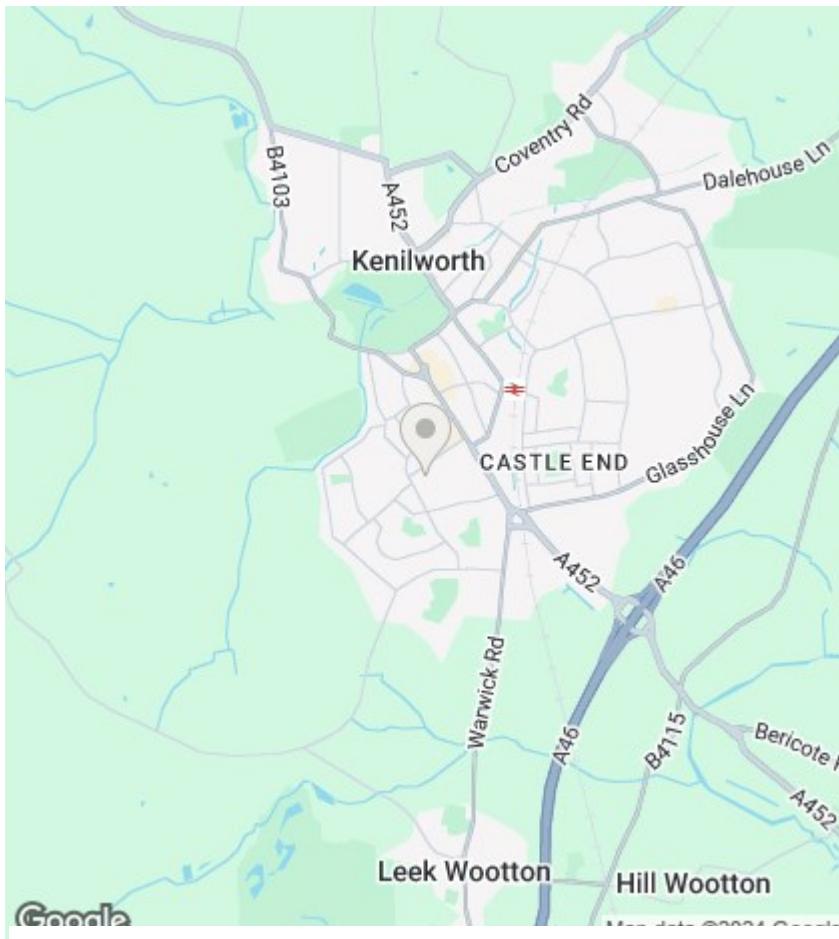


## Fixtures & Fittings

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







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 77.4 sq. metres



Total area: approx. 121.3 sq. metres