



Dalehouse Lane, Kenilworth

Asking Price £395,000

- Extended Three Bedroom Semi Detached House
- Breakfast/Dining Kitchen
- Three Bedroom (Two Doubles)
- Long Rear Garden With Nature Reserve To Rear
- Close To Kenilworth Secondary School
- Porch, Reception Hall & cloakroom W.C
- Energy Rating D - 65
- Bathroom With Shower
- Driveway Parking
- Warwick District Council C

Dalehouse Lane, Kenilworth, CV8 2HX

A 1920s three-bedroom semi-detached property, situated on a good plot, located on the edge of Kenilworth with easy access to the A46 and surrounding road infrastructure. It is also within walking distance to Kenilworth town center, which offers a full range of facilities and amenities.

The property comprises an enclosed porch, reception hallway, living room, spacious breakfast kitchen, cloakroom with W.C., first-floor landing, three bedrooms (two doubles), and a bathroom with a shower. There is a large rear garden with a timber garden shed, as well as a fore garden at the front with driveway parking.

The property benefits from modern gas-fired central heating and double glazing. Viewing is highly recommended.



Council Tax Band: C



Approach

Over a block paved driveway with four steps to a feature brick arch open porch with quarry tiled floor, oak fronted door with matching full height frosted windows on either side into the

Reception Hall

With engineered oak flooring, a radiator, two ceiling lights, a smoke alarm, and stairs rising to the first floor, there is an understairs storage cupboard housing the electric isolation unit along with the electric and gas meters. A door leads to

Cloakroom W.C

The bathroom features a two-piece white suite, which includes a low-level WC and a pedestal wash hand basin with a chrome mixer tap. The walls are adorned with ceramic tiling as a splashback, and there is a mirrored vanity above the basin. Additional features include a heated chrome towel rail, porcelain tiling on the floor, an extractor fan, and a ceiling with an opaque window on the side for natural light.

Through Living Room

Featuring windows at the front and French doors leading to the rear patio, this space includes two ceiling lights, a television point, a wall-mounted television point, and two radiators.

Dining Kitchen

The kitchen area is well-equipped with a variety of Sage green and grey wood-fronted wall units, complemented by solid oak work surfaces. It features a brick bond style ceramic tile backsplash, a Smeg illuminated extractor hood, and space for a 600mm cooker. There is also space and plumbing for both a washing machine and a dishwasher. The floor is finished with porcelain tiles, and the room includes two double-glazed windows on the side, along with LED downlighters. Additionally, there is space for an American-style fridge freezer, leading to the

Dining/Breakfast Area

With space for dining or breakfast table, french doors onto the patio, and a radiator.

First Floor Landing

With oak spindles, a side window, a ceiling light, and a smoke alarm, this useful airing cupboard houses the Worcester Bosch combination boiler, which services the hot water and central heating, along with slatted shelving.

Double Bedroom One

With a window overlooking the rear garden ceiling light and radiator.

Double Bedroom Two

The room features a front-facing window, a radiator, and a ceiling light.

Bedroom Three

With a window to front, radiator and ceiling light.

Bathroom

The bathroom features a refurbished three-piece white suite, including a low-level WC and a pedestal wash hand basin with a chrome mixer tap. It also has a panelled bath equipped with a chrome mixer tap and a bi-folding shower screen. The mains-fed, thermostatically controlled shower comes with chrome attachments. Porcelain tiles adorn both the floor and walls, while a heated chrome towel rail provides added comfort. Additional amenities include an LED mirror, an extractor fan, and a window overlooking the rear.

Rear Garden

The property features a wraparound block-paved pathway and a full-width patio. Steps lead up to the main lawn, which is fully enclosed by perimeter fencing and surrounded by a variety of mature shrubs and bushes. Additionally, there is an outdoor light, a PowerPoint, and a tap. The property also backs onto a nature reserve at the rear.

Front

To the front of the property is a block-paved driveway with parking for 1/2 cars, an inset lawn, and screening hedging.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

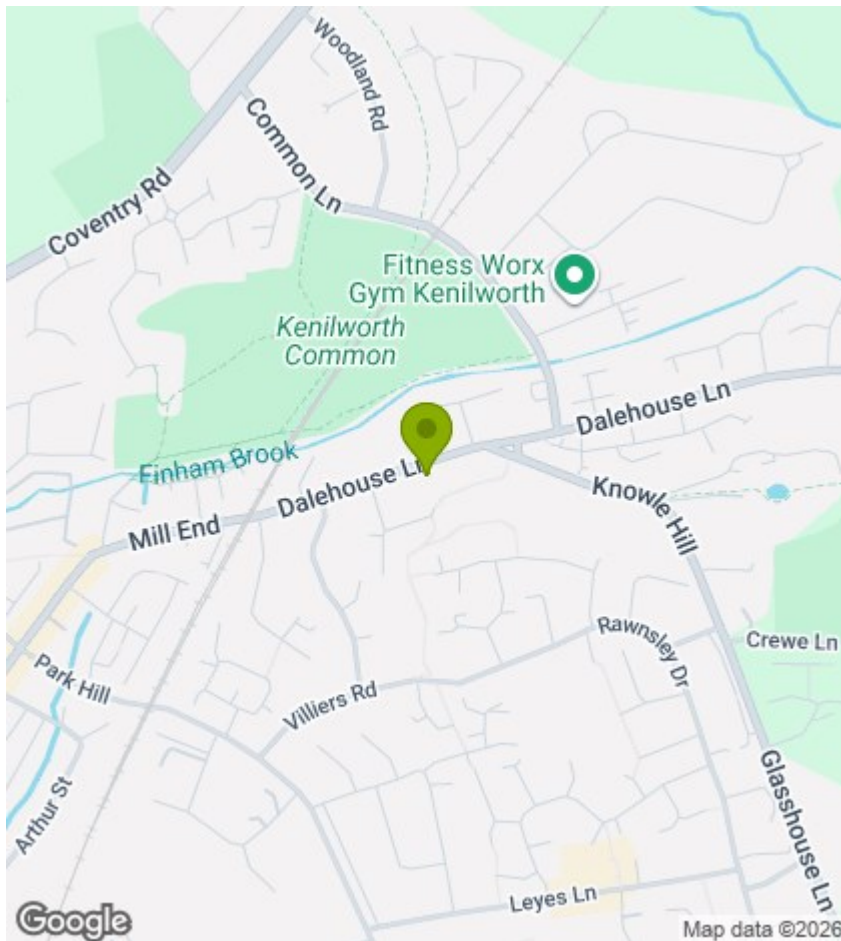
EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
80 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

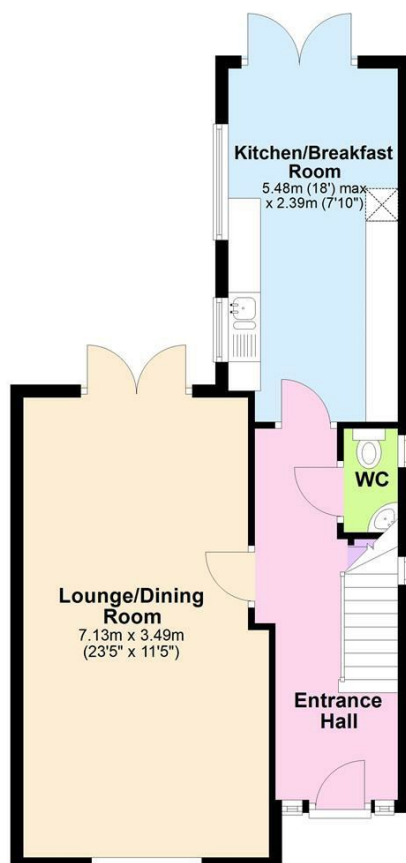
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

