



31 Roseland Road, Kenilworth, CV8 1GA

£950 PCM

- Three Bedroom Mid Terrace
- Bathroom with Shower
- Double Glazed & Gas Centrally Heated
- Modern Beech Effect Kitchen
- Available 27th March 2026
- Neutral Décor Throughout
- EPC Rating D - 64
- Front and Rear Gardens
- Close to St Johns School
- Warwick District Council Tax Band B

31 Roseland Road, Kenilworth CV8 1GA

A three bedroom mid terraced house that offers fantastic value for money. Double glazed and gas centrally heated throughout it comprises a sitting room, breakfast kitchen and utility. **THREE BEDROOMS** and modern bathroom. Large garden. Available 27th March 2026 UNFURNISHED.



Council Tax Band: B



APPROACH

The property is approached across a paved pathway with lawned fore garden. Accessed through a uPVC double glazed door and leading into the

VESTIBULE

Wood flooring, stairs to first floor, radiator, fuse board and meters and door into

LOUNGE

12'1" x 11'5"

With window to the fore, radiator, under stairs storage and door into

BREAKFAST KITCHEN

11'9" x 12'10"

Fitted with a range of modern units to both wall and base. The base units have a roll topped work surface over with an inset single drainer sink unit set beneath a window to the rear. Tiling to splashbacks. Freestanding Beko stove, built in pantry and door to the rear garden and into the utility

LOBBY

With space and plumbing for automatic washing machine.

LANDING

Access to loft void and doors to

BEDROOM 1

10'1" x 11'5"

Double glazed window to the fore and a radiator

BEDROOM 2

10'3" x 11'1"

Double glazed window to the rear and a radiator.

BOX ROOM

8'0" x 5'11"

Double glazed window to the fore and a radiator.

BATHROOM

Fitted with a white suite that comprises a panelled bath with mixer shower over, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks and a wall mounted heater. Frosted double glazed window to the rear.

REAR GARDEN

With a small patio directly off the property. The remainder of the garden is mainly laid to lawn.



Viewings

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

EPC Rating:

D

