



## Dudley Road, Kenilworth

£1,400 Per Calendar Month

- Traditional Three Bedroom Semi Detached House
- Gas Central Heating with A Condensing Boiler
- Front Driveway And Hardstanding For Two Cars
- Generous Rear Garden With Brick Stores
- Fitted Kitchen With Appliances Included
- Newly Carpetted & Decorated Throughout
- EPC Rating D - 65
- Refitted Bathroom With Separate WC
- Double Glazed Windows And Doors
- Warwick District Council Tax Band C



# Dudley Road, Kenilworth, CV8 1GR

Situated on Dudley Road, Kenilworth, this traditional three-bedroom semi-detached family home occupies an ever-popular residential location, particularly favoured for its proximity to well-regarded local schools and amenities.

The property has been recently refurbished throughout and is presented in excellent condition, benefitting from newly fitted carpets and blinds, fresh neutral redecoration, and refitted bathroom and cloakroom facilities. The accommodation is fully double glazed and warmed by gas central heating via an efficient condensing boiler.

The ground floor comprises a welcoming entrance hallway, two well-proportioned reception rooms, and a fitted kitchen complete with integrated appliances. To the first floor are three good-sized bedrooms, a modern refitted bathroom, and a separate WC.

Externally, the property offers a tarmacadam driveway providing off-road parking, together with a generous paved rear garden featuring mature borders, ideal for outdoor enjoyment and entertaining.

Dudley Road falls within the catchment area for several highly regarded schools making this an ideal home for families.

The property is available immediately and is offered on an unfurnished basis

 3  null  null  D - 65

Council Tax Band: C



### Entrance

Canopied porch with uPVC entrance door into the hallway.

### Entrance Hall

3.16m x 2.21m (10'4" x 7'3")

With laminate flooring, stairs to the first floor, radiator and window to the side. Doors off to

### Lounge

4.24m x 3.63m (13'10" x 11'10")

Window to the fore with a radiator beneath. Door into the dining room.

### Dining Room

2.86m x 3.06m (9'4" x 10'0")

Patio doors onto the rear garden, radiator, storage cupboard and further door into the kitchen.

### Kitchen

3.94m x 2.78m (12'11" x 9'1")

Fitted with units to wall and base. Stone effect roll topped worksurface with an inset stainless steel sink unit set beneath the window to the rear. Tiled splashbacks, laminate flooring and a washing machine, under counter fridge and freezer and a gas stove. Vaillant condensing boiler and radiator. Door and window to the rear garden.

### Landing

Window on the turn and all doors off

### Bedroom One

3.92m x 3.41m (12'10" x 11'2")

Window to the fore with a radiator beneath.

### Bedroom Two

3.18m x 3.41m (10'5" x 11'2")

Window to the rear with a radiator beneath.

### Bedroom Three

2.77m x 2.43m (9'1" x 7'11")

Window to the fore with a radiator beneath.

### Bathroom

Refitted with a panelled bath with thermostatic shower and screen. Vanity wash hand basin, tiling to full height to splashbacks, heated towel rail and window to the rear. Airing cupboard with slatted shelving.

### Separate WC

With a close coupled wc, rad and window to the side.

### Driveway

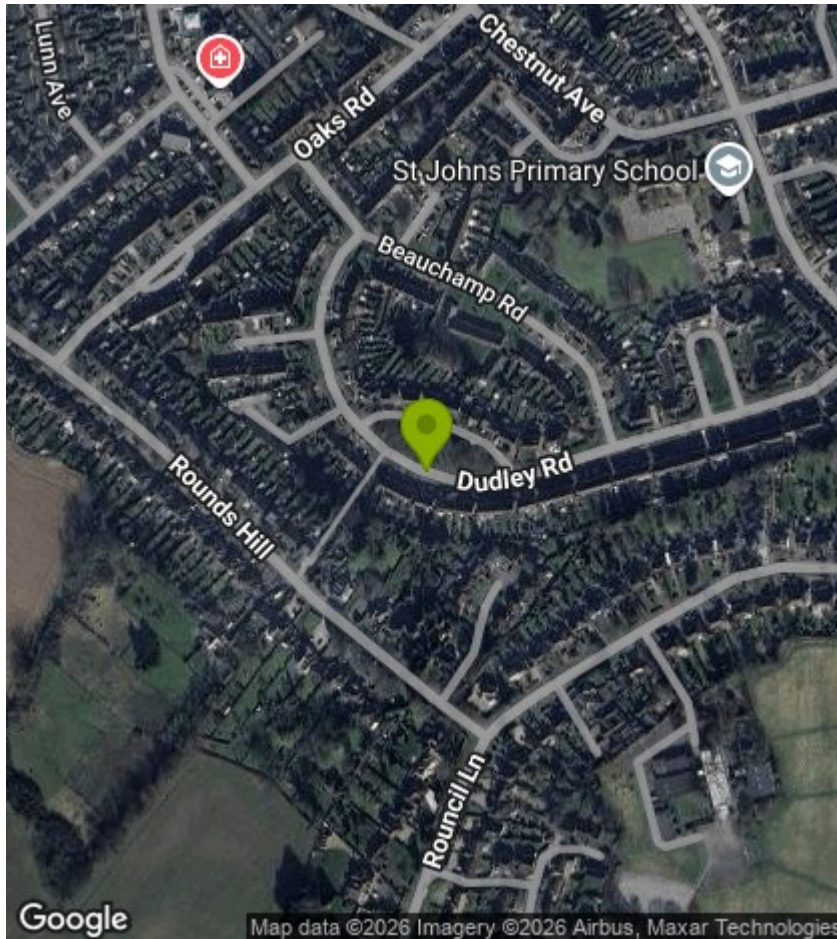
The tarmacadam driveway offers hardstanding for two

vehicles. There is a side pathway to the rear paved garden.

### Rear Garden

The generous paved rear garden has well stocked planted mature borders and is enclosed with panelled fencing. There is a side pedestrian gated access . But also benefits from outside brick stores and a tap.






## Viewings

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

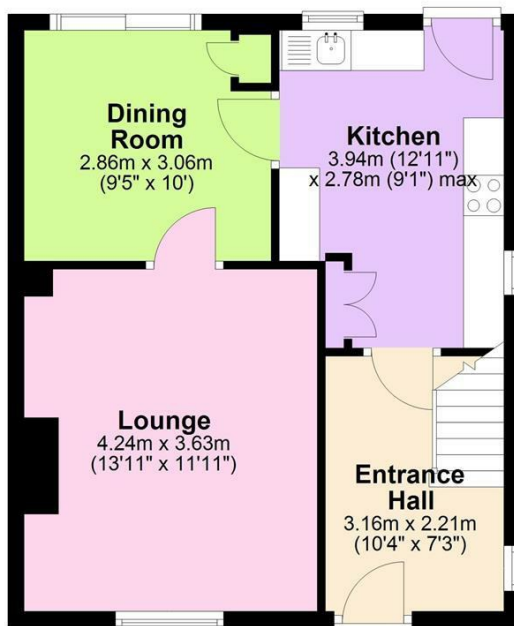
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

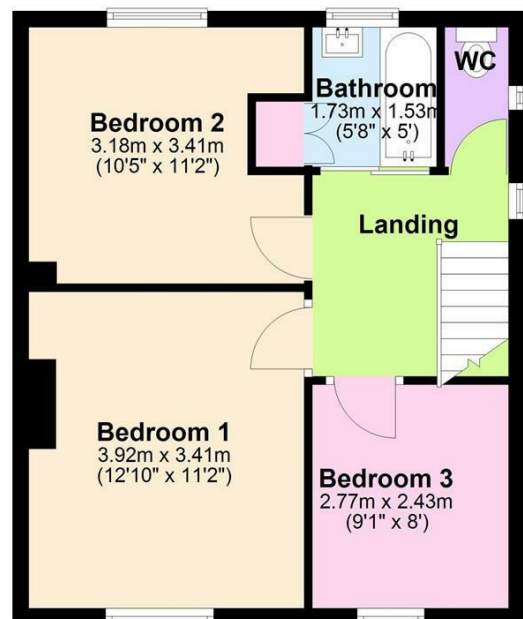
### Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



### First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 sq. feet)