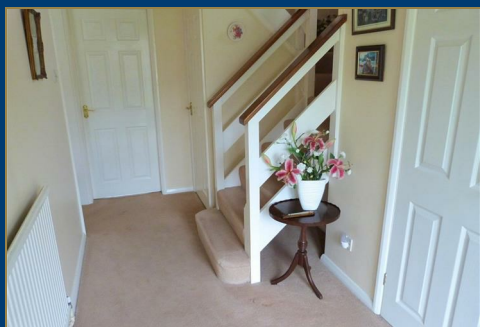




**ASSURED
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**10 Beechwood Croft
Kenilworth, CV8 1GX**

£520,000

Built to an attractive Georgian style this detached house has been in the same ownership since it was constructed in 1972. It is a true family home, with a bright and airy design, with FOUR BEDROOMS, gas central heating and UPVC double glazing. As you approach the house there is an attractive pitched canopy porch and the internal layout includes an impressive reception hall, cloakroom with wc & wash basin, lounge/dining room with feature fireplace having a living flame gas fire and enjoying views over the front and rear gardens. The kitchen is well proportioned with a built in oven and hob plus there is a utility room. The first floor enjoys a gallery landing, refitted shower room with quality fittings, separate toilet and the aforementioned 4 generous sized bedrooms. Outside is a deep lawned front garden, full length carport and garage. The lawned rear garden is fenced and enjoys many established shrubs, plants & bushes providing colour and variety through the seasons.



INTRODUCTION continued

The town centre is 1.2 miles distant being comprehensively equipped with shopping (national chains as well as local independents), banks/building societies, public houses and restaurants. Abbey Fields is a great recreational area being home to St. Nicholas Church and the indoor/outdoor swimming pools. On the western edge of the town is the superb Kenilworth Castle ruins and gardens. The new railway station is popular with commuters as Kenilworth is a highly regarded dormitory town well located for access to Coventry (7 miles), Warwick (4.5 miles) and Royal Leamington Spa (5.5 miles); there is good access to the A46 and thereby the Midland Motorway network. Local schools serve the area whilst there is an excellent selection of private schools to be found within one to 6 miles of the property. There are two thriving local theatres, football, rugby, golf and cricket clubs. **EARLY VIEWING RECOMMENDED TO APPRECIATE THE EXCELLENT POTENTIAL THIS FAMILY HOME OFFERS.** For sat nav users the postcode is CV8 1GX.

ON THE GROUND FLOOR

RECEPTION HALL

13'8" long (4.17 long)

Double glazed front entrance door and matching side screen. Single panel radiator, feature dog leg staircase and cloaks cupboard.

CLOAKROOM

With pedestal wash basin, low level wc, double glazed window and single panel radiator.

LOUNGE/DINING ROOM

13'3" max 10'4" min x 23'5" (4.05 max 3.15 min x 7.14)



Most attractive fireplace, with polished wood mantelpiece and incorporating a living flame coal effect gas fire; the fireplace is extended to one side to form matching display area in alcove. two double panel radiators, double glazed bow window overlooking the front garden and double glazed casement doors with matching side windows leading out to the rear garden.

KITCHEN

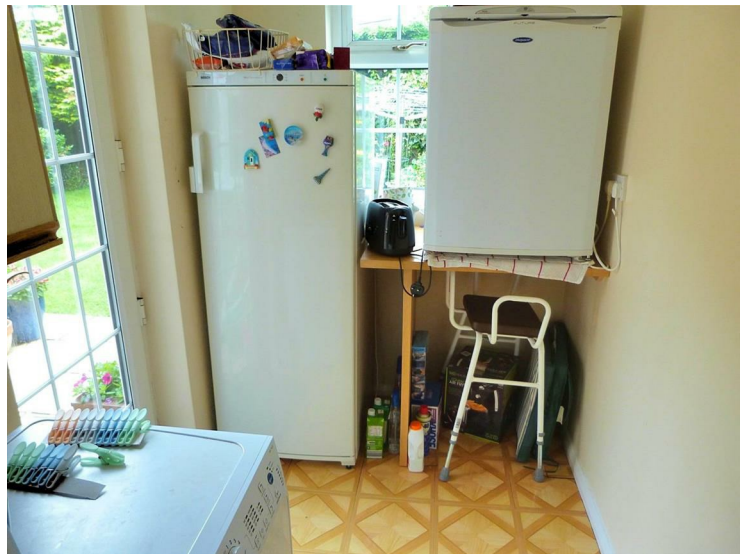
11'9" x 8'10" (3.60 x 2.70)



Built in working surface with inset single drainer sink and 4 ring ceramic hob with filter hood over. Tall unit with electric double oven. Range of base and wall cupboards plus a nest of drawers. Space for a dishwasher. Double glazed window overlooking the garden and single panel radiator. Gas fired boiler.

UTILITY

4'8" x 7'0" (1.44 x 2.14)



Work surface with appliance space under and adjacent space for an upright freezer. Space for a washing machine. Double glazed window and double glazed door.

FIRST FLOOR GALLERY LANDING



Approached from an attractive half landing with double glazed window to side elevation. The main landing has loft access with a retracting ladder. The loft has a light, insulation and a small amount of boarding.

BEDROOM ONE FRONT

12'8" max 10'6" min x 12'9" inc wardrobe (3.88 max 3.21 min x 3.91 inc wardrobe)



Fitted wardrobes to the full length of one wall with 4 dressing mirrors to the front. Double glazed windows and single panel radiator.

BEDROOM TWO REAR

10'5" minimum x 9'1" (3.20 minimum x 2.77)



Double fronted wardrobe, single panel radiator and double glazed window.

BEDROOM THREE

8'7" inc wardrobe x 10'9" (2.62 inc wardrobe x 3.28)



With double glazed windows to front and rear. Single panel radiator, 2 double wardrobes with centre double bed space between and top storage cupboards over.

BEDROOM FOUR FRONT

11'9" x 6'9" (3.60 x 2.07)



Single panel radiator and double glazed window.

REFITTED SHOWER ROOM

6'4" x 5'11" (1.94 x 1.81)



Recently professionally refitted with a large walk in shower cubicle having an electric shower and pedestal wash basin. Double glazed window and radiator. Tiled walls and floor. Airing cupboard.

REFITTED SEPARATE TOILET

Low level wc, single panel radiator and double glazed window.

OUTSIDE

FRONT GARDEN

Standing behind a delightful deep lawn, borders and flowering cherry tree. Long tarmac driveway.

CARPORT

Full length carport.

GARAGE

9'1" max 8'8" min x 19'7" (2.77 max 2.66 min x 5.97)

Up and over door, rear personnel door, double glazed window, power points and light. Great potential (STPP) to extend the living accommodation.

REAR GARDEN



A joyous feature of the property as it is well established and stocked but doesn't take hours to maintain. Good size patio and lawn beyond. Gated side pedestrian access and small shed.

GENERAL INFORMATION

TENURE

We understand that the property is freehold

SERVICES

We understand that all mains services are connected. Please ask your legal representative to verify this information prior to exchange of contracts. We have not carried out any form of testing of appliances, central heating (where installed) or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

FIXTURES & FITTINGS

As stated in our details.

COUNCIL TAX

Band F.

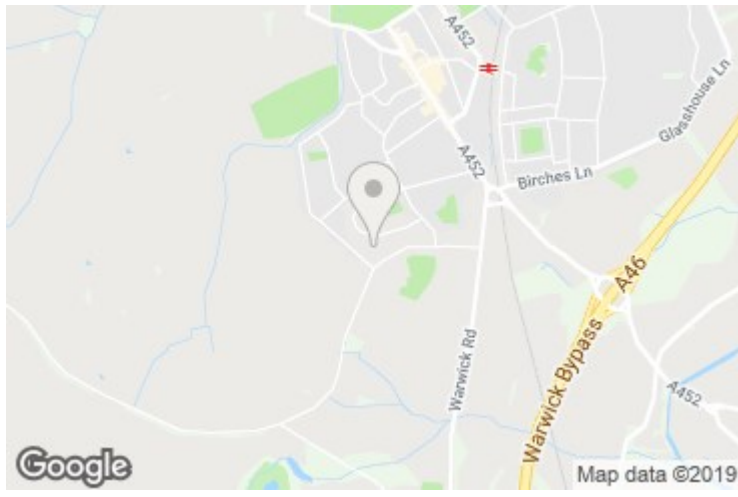
DIRECTIONS

From the A46 roundabout turn north towards Kenilworth on the A452 and at the roundabout take the first exit into Warwick Road. Turn right into Rouncil Lane and second right into Rounds Hill. Beechwood Croft is first right.

DECLARATION

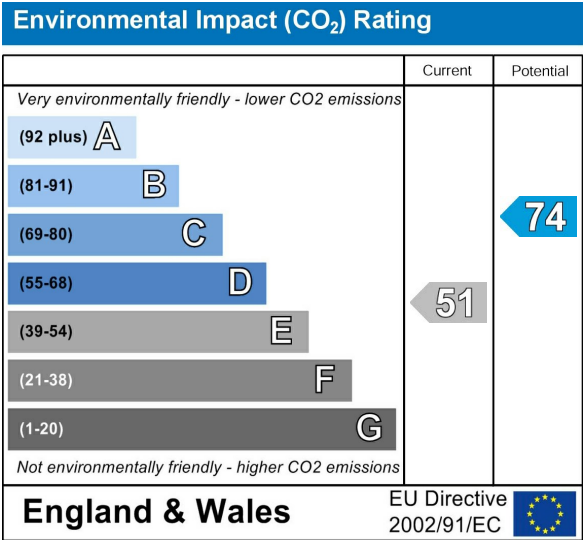
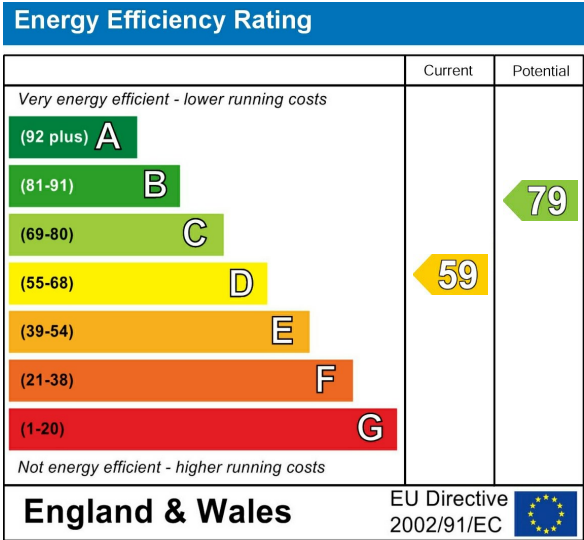
To comply with legislation we hereby declare that the Seller is related to an employee of Assured Residential.

REF: James Macalister





Floor plan provided by Midland Energy Performance Certificates Limited 02476 444 111.
Any measurements provided are approximate and must be used as a guide only.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.