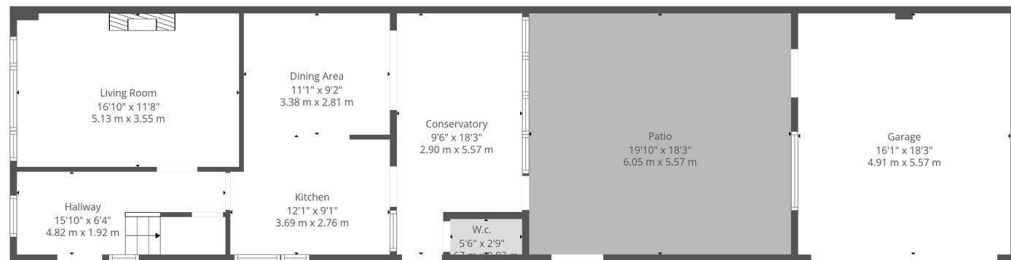


33 Kenilworth Road, Leamington Spa
£1,750 Per Month

charlesrose.



2nd Floor



1st Floor

Total: 1201 sq. Ft, 112 m2
1st Floor: 685 sq. Ft, 64 M2, 2nd Floor: 516 sq. Ft, 48 m2
Excluded Areas: Garage: 294 sq. Ft, 27 M2, Patio: 362 sq. Ft, 34 M2, Walls: 147 sq. Ft, 13 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Situated on a generous corner plot, this well-presented three-bedroom property benefits from attractive gardens, a large private driveway and a garage with electric doors. The home has recently been upgraded with brand new windows and doors throughout, enhancing both comfort and efficiency.

The property welcomes you with a bright entrance hall. Inside, there is a spacious lounge with wooden flooring and a large window overlooking the garden, allowing plenty of natural light to fill the room.

The modern, thoughtfully designed kitchen is immaculately presented and offers ample storage solutions, a convenient waist-height oven, and a charming corner bench with table. Wooden flooring continues here, creating a warm and cohesive feel. Just off the kitchen is a large conservatory, providing additional living space, along with a convenient downstairs W.C. The private back patio is accessed here, which links onto the garage and driveway.

The home also benefits from smart-controlled heating, which can be operated remotely via a mobile phone app. Upstairs, there are three well-proportioned bedrooms, each with large windows allowing for excellent natural light. The master bedroom includes large mirrored built-in wardrobes, offering generous storage. The second bedroom enjoys pleasant views overlooking the open fields opposite the property, while the third bedroom is a good-sized room ideal as a children's bedroom, nursery, or home office. The upstairs accommodation is completed by a family bathroom.

Externally, the property benefits from gardens, a large private driveway and a spacious garage, providing excellent parking and storage. The property is conveniently located close to well-regarded schools, local shops, and popular pubs, making it ideal for families and those looking for a well-connected community setting.

EPC: Awaiting
Council Tax Band D
Holding Deposit £400
Security Deposit £2000

charlesrose.

- 01926 832411
- hello@charlesrose.co.uk
- charlesrose.co.uk

