



## 50 Clinton Lane, Kenilworth, CV8 1AT

Offers in Excess of £450,000



Detached Two Bedroom Character Property  
Prime Location Close to Kenilworth Castle  
Large Through Lounge Diner with Tall Ceilings  
Fitted Kitchen Overlooking Rear Garden  
Master Bedroom with a Huge En-Suite to the First Floor  
Bedroom Two to the Second Floor  
Good Size Rear Garden  
Detached Garage to the Rear with Vehicle Access to the Side  
No Onward Chain  
Gas Central Heating & Double Glazing

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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### Entrance

Double glazed door into:

### Hallway

Long hallway with tall ceilings, central heating radiator, single glazed window to the lounge, stairs off to the first floor, under stairs storage, door into the kitchen & double doors into the through lounge diner:

### Through Lounge Diner

*7.9m (25' 11") x 3.6m (11' 10") (max)*

Two central heating radiators, a gas fire, two double glazed windows to the side & a double glazed bay window to the front, double glazed French doors to the rear patio.

### Kitchen

*4.7m (15' 5") x 3.0m (9' 10")*

Ample wall & base units with work tops over, integrated AEG electric oven & grill, 'Bosch' induction hob with extractor over, stainless steel sink unit with mixer tap, space for washing machine, central heating radiator, double glazed window to the side, double glazed door to the rear patio.

### Landing

Stairs off to the second floor, central heating radiator, double glazed window to the rear, storage cupboard, doors to en-suite & master bedroom:

### Master Bedroom

*3.6m (11' 10") x 4.8m (15' 9")*

Triple built in wardrobes, central heating radiator, two double glazed windows to the front, archway to the en-suite:

### En-Suite

*3.6m (11' 10") x 3.0m (9' 10")*

Low level WC, sink unit with storage below, standalone bidet, shower cubicle, partly tiled walls, central heating radiator, double glazed windows to the side & rear.



**2nd Floor**

Door to:

**Bedroom Two**

3.4m (11' 2") x 3.8m (12' 6") (max)

Central heating radiator, two doors into the eves, storage cupboard housing boiler & hot water tank, double glazed window to the side.

**Garage**

6.0m (19' 8") (max) x 5.2m (17' 1") (max)

Single glazed window to rear & side, pedestrian door to the rear access, up & over garage door to the rear access, lighting.

**Rear**

Mostly slabbed east facing garden, raised patio extending to the rear of the garden, lovely Magnolia tree, mature shrub borders, two pedestrian gates leading to the side access.

**Front**

Decorative pebbled section to the front & vehicle side access.



### AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### TENURE - FREEHOLD

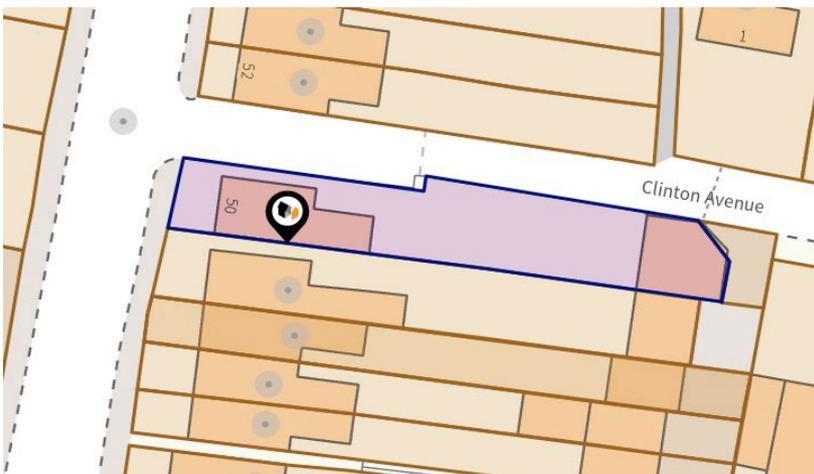
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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