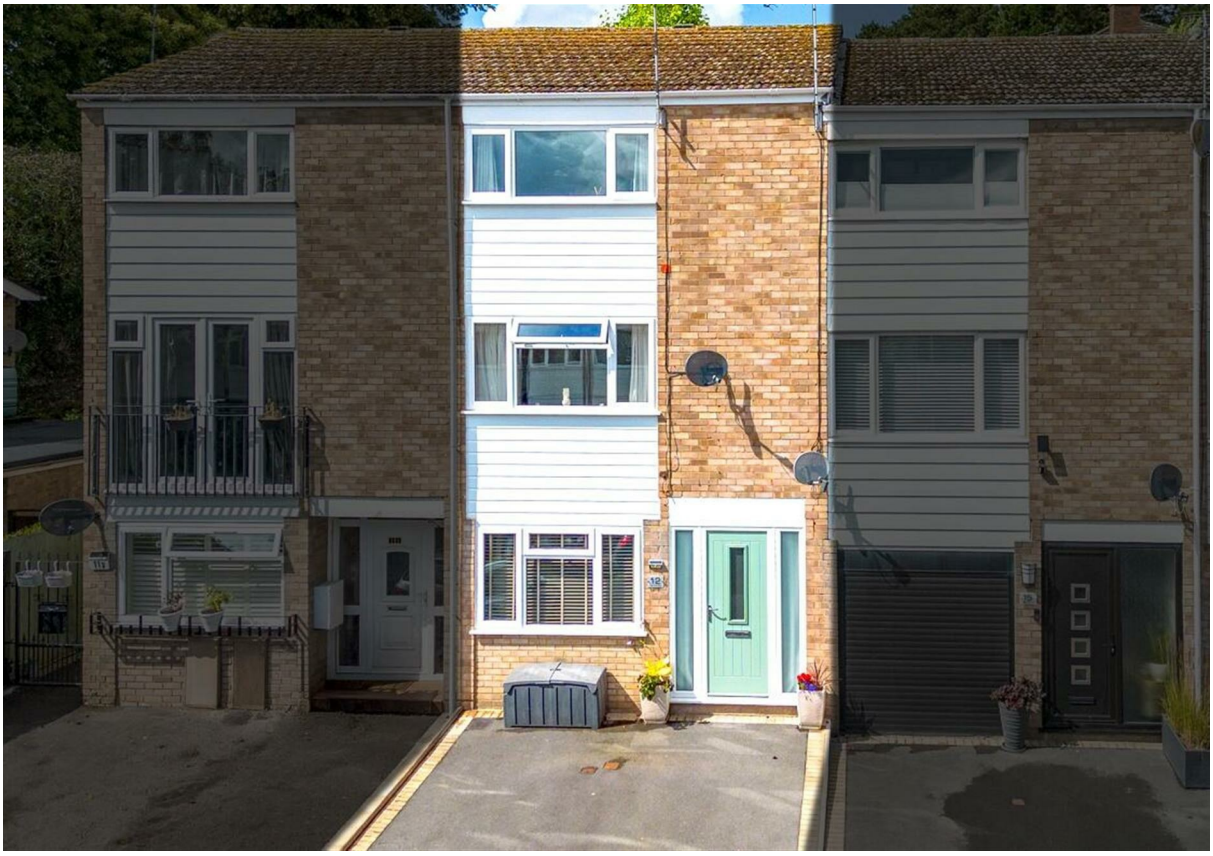
HR ESTATE AGENTS

4 Bedrooms	House - Mid Terrace
Offers Around	£375,000
Located in	Kenilworth



Hawkesworth Drive

Kenilworth | | CV8 2GP



The property is arranged over three floors. As you enter, you're welcomed into an entrance hallway, off which lies a study — currently used as such, but versatile enough to be adapted to suit a range of different needs.**

Beyond this is a good-sized kitchen/living/diner, providing access to a downstairs cloakroom and the garden. The living area benefits from ample natural light, enhanced by a Velux window and a handy utility area tucked away.

On the first floor is an en-suite double bedroom, along with a good-sized, light and airy living room, with stairs leading to the second floor.

The second floor offers two further double bedrooms — one enjoying lovely views towards the allotments, the other overlooking the garden — along with a shower room.

Outside, the property benefits from a driveway to the front.

Stepping out from the kitchen/living/diner, you'll find a tiered garden featuring a custom-made galvanised steel staircase leading to each level.

Level one is an entertaining space with a tiled floor, with steps up to level two which boasts timber clad walls, flower bed and barbecue area, stairs lead to level three, the largest level, laid to faux grass with a timber shed and bespoke made privacy planters.

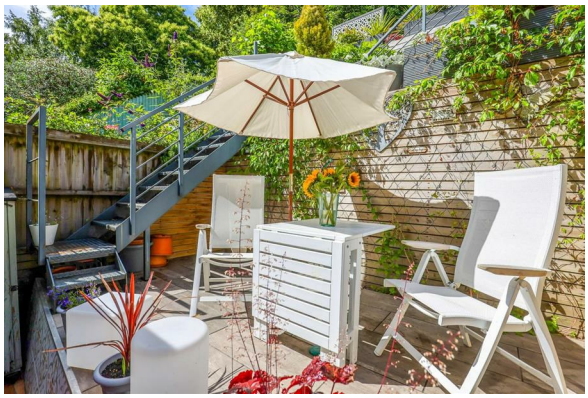
Hawkesworth Drive

£375,000 Freehold









- Driveway for two car with electric charging point
- Family bathroom occupying the top floor
- Tiered garden with multiple useable areas
- A turnkey townhouse
- En-suite to one bedroom
- Open plan kitchen / Dining area
- Downstairs home office that could be changed to a room that suits

GROUND FLOOR
424 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

2ND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



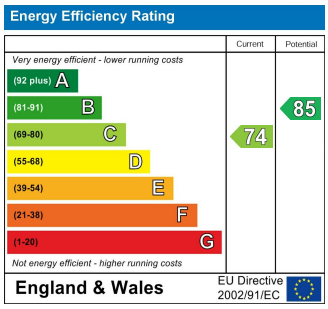
TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band D

Local Authority Warwickshire

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Number Three Siskin Drive
Coventry
CV3 4FJ

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