



MATTHEW JAMES
Property Services



9 Devis Drive, Kenilworth, CV8 2RE
£370,000

TWO DOUBLE BEDROOMS... NO UPWARD CHAIN... NEW HOME... READY TO MOVE INTO... EIGHTEEN MONTHS OLD... GARAGE & OFF ROAD PARKING... ELECTRIC VEHICLE CHARGING POINT... STILL UNDER WARRANTY... GROUND FLOOR WC... OPEN PLAN LIVING... MAINTENANCE FREE REAR GARDEN. Located on the new Kenilworth Gate development, this beautiful semi detached property needs to be viewed to appreciate what is being offered for sale. Positioned on a quiet cul-de-sac location, it benefits from a detached garage and parking with an EV point, entrance hallway, ground floor cloak room, open plan kitchen dining and living area, two double bedrooms, family bathroom with shower over bath and front and rear gardens. The current owners are moving on site and will vacating the property within a few weeks so also has the added benefit of no upward chain. Sound good? Could this be your next family home? First time purchase? Call us now to book your viewing.

Front Elevation



Having planted borders with paved pathway that leads through the front door into the:

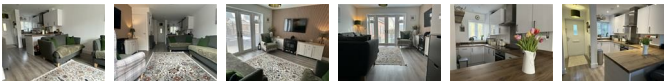
Entrance Hallway

Having a door leading off to the:

Ground Floor WC

Having a low level WC, vanity wash basin, extractor fan and tiling to all splash prone areas.

Open Plan Kitchen Living Room 27'3 x 13'3 (8.31m x 4.04m)



Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top worksurface over, integrated fridge, freezer and dishwasher, white gloss cabinets with graphite door handles, integrated oven with inductor hob and extractor over. The living area has under the stairs storage as well as PVCu double glazed French doors with picture windows to the side.

First Floor Landing



Having balustrade, access to the loft area (with drop down ladder and small amount of boarding) and doors leading off to the:

Bedroom One

13'3 x 9'11 (4.04m x 3.02m)



Having a PVCu double glazed window to the rear elevation and fully fitted wardrobes to the one wall.

Bedroom Two

13'3 x 9'1 (4.04m x 2.77m)



Having a PVCu double glazed window to the front elevation and fully fitted wardrobes to the one wall.

Family Bathroom



Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level WC, an extractor fan and 'ladder style' heated towel rail and modern tiling to all splash prone areas

Rear Garden



Having fenced perimeter, two paved patio areas, artificial turf, maintenance free as well as a timber pedestrian gate that leads to the parking area.

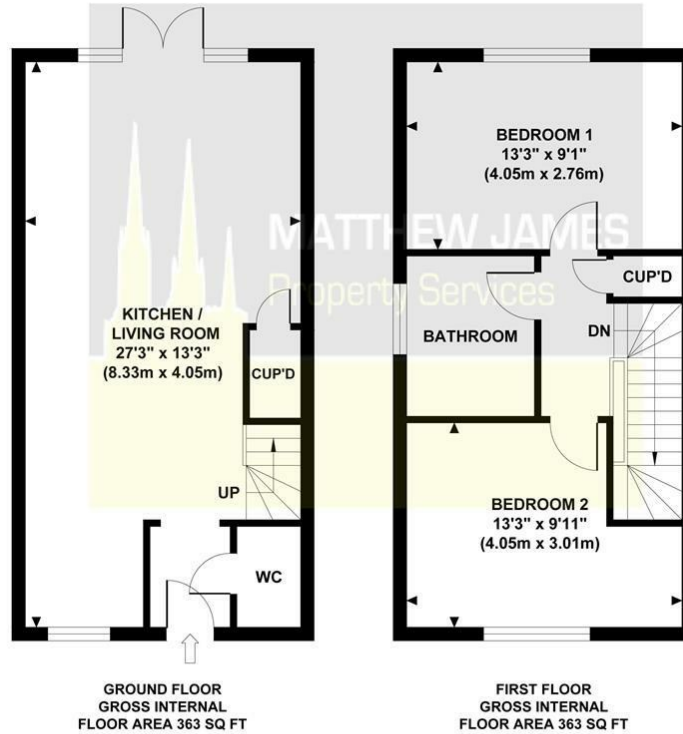
Garage & Parking

Being of brick built with up and over door and having two parking spaces laid to asphalt and having an electric vehicle charging hook-up point.

Floor Plan

DEVIS DRIVE

Approximate Gross Internal Area
726 sq ft / 67.40 sq m

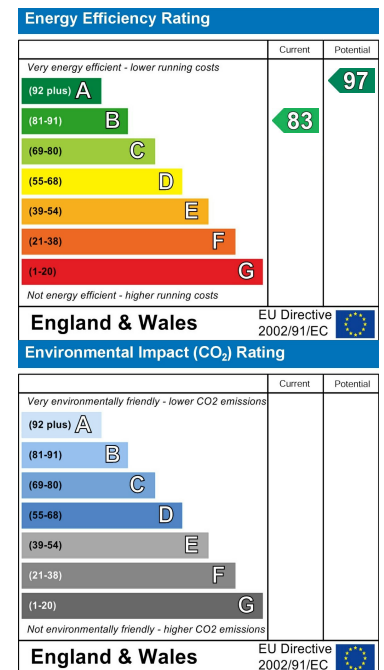


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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. Intending purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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