



Trusted
Property Experts

Allitt Grove
CV8 2RZ



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****PRICED FOR IMMEDIATE SALE****

* ATTRACTIVELY PRESENTED CORNER BRYANT BUILT SEMI * PLEASANT BACKWATER CUL DE SAC SETTING *EXTENDED FAMILY ACCOMMODATION WITH GAS CH & DOUBLE GLAZING * FULL WIDTH DINING OPEN PLAN FITTED KITCHEN * 3 BEDROOMS * DIRECT ACCESS INTEGRAL BRICK BUILT GARAGE * VIEWING HIGHLY RECOMMENDED

Nestled in the charming Allitt Grove, Kenilworth, this Bryant-built semi-detached house is a true gem waiting to be discovered. Boasting three bedrooms, this property offers ample space for a growing family or those who enjoy having guests over. The extended family accommodation provides a comfortable setting for everyday living, with a pleasant backwater cul-de-sac location ensuring peace and tranquility.

One of the standout features of this property is the full width refitted Dining / Open plan fitted kitchen overlooking the enclosed lawn rear garden. The property enjoys direct access to an integral garage, providing convenience and additional storage space. Whether you're looking to park your car securely or create a workshop, this garage offers endless possibilities with the opportunity to also convert into additional living accommodation subject to planning permission.

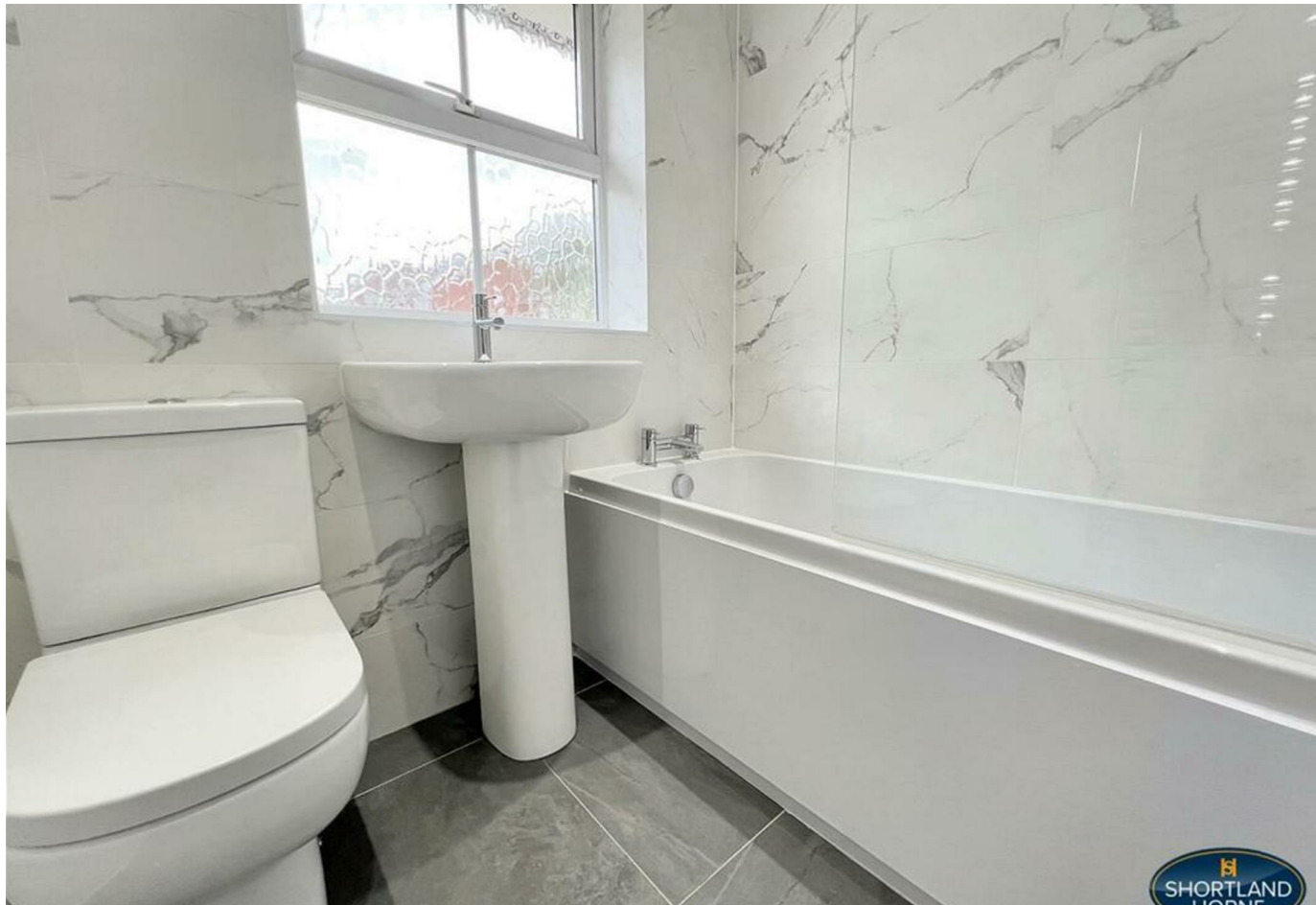
With a viewing highly recommended, don't miss the chance to explore all that this property has to offer which has been well maintained by the current family. From the spacious bow windowed lounge to the three inviting bedrooms, this house is ready to be turned into a warm and welcoming home. Embrace the opportunity to make this Bryant-built beauty your own in the heart of Kenilworth.

****Planning permission has also been granted until October 2025 by Warwick District council for a single storey extension to the rear to include a dining room & study**









Dimensions

VESTIBULE HALL

ATTRACTIVE
LOUNGE

4.60 x 3.37

EXTENDED FULL
WIDTH DINING
KITCHEN

7.05 x 2.60

LANDING

BEDROOM ONE

3.88 x 2.47

BEDROOM TWO

3.02 x 2.51

BEDROOM THREE

2.93 x 1.86

FAMILY BATHROOM

1.81 x 1.66

DIRECT ACCESS

INTEGRAL BRICK

BUILT GARAGE

4.66 x 1.62

OPEN PLAN LAWN

FOREGARDEN

 shortland-horne.co.uk

Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

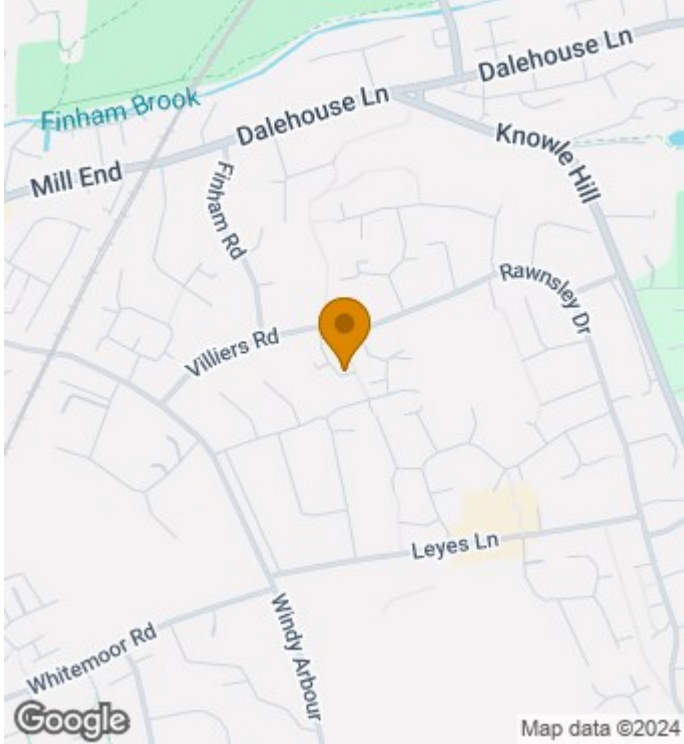
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

