



Church Mews, Warwick Road, Kineton, CV35 0HN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Welcome to this charming property located off of the Warwick Road in the picturesque village of Kineton, Warwick. This delightful two bedroom semi-detached house offers a perfect blend of comfort and style.

As you step inside, you are greeted by a warm and inviting atmosphere. The property boasts a separate dining room and sitting room, providing ample space for entertaining guests or simply relaxing with your loved ones. There is a useful storage cupboard underneath the staircase. The kitchen is close to the dining room which helps with the flow of the property - highlighting the thoughtful design there has been to maximise both functionality and comfort.

Upstairs there are two double bedrooms. The property features a well-appointed bathroom, ensuring convenience for the residents. With two parking spaces available, parking will never be an issue for you or your visitors. The courtyard garden is a lovely addition, offering a private outdoor space where you can unwind and enjoy some fresh air.

Located in the heart of Kineton, you'll have easy access to all the amenities this charming village has to offer. From quaint local shops to beautiful green spaces, everything you need is just a stone's throw away. Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. There are a wide variety of local amenities in the village including a newly modernised High School and Primary School, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdressers and Barbers as well as an Optician, Vets, Florist with Garage Themed Cafe, Post Office, small Supermarket, Home Furnishing Shop. There is a Public House, an Artisan Baker, Sports & Social Club and a Village Hall. Award winning Fish and Chip Shop and Indian Brasserie. Kineton enjoys a friendly community spirit within the village with a varied calendar of social events taking place.





Key Features

- Located in the heart of Kineton
- Immaculate condition
- Two Double bedrooms
- Beautiful low maintenance garden
- Separate sitting and dining room
- Two parking spaces
- Fantastic Local amenities

**Guide Price
£240,000**

Living Room

12'10" x 8'2"

Dining Room

13'3" x 12'5"

Kitchen

8'5" x 6'11"

Bedroom

11'10" x 8'2"

Bedroom

17'1" x 6'11"

Bathroom**Council Tax**

Stratford On Avon District Council and Band C

Services

Mains electricity, Mains Water, Mains Drainage, LPG heating

Viewings

By appointment with the agent only.



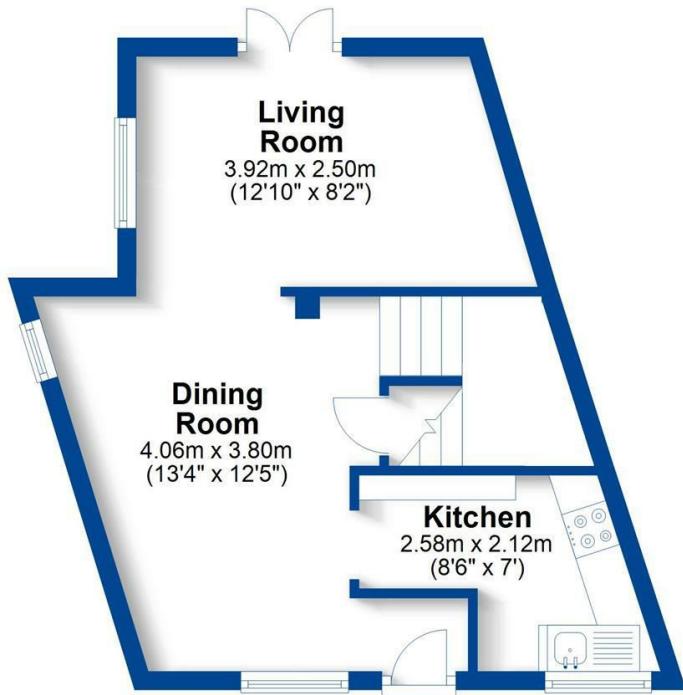




Floorplan

Ground Floor

Approx. 32.8 sq. metres (352.7 sq. feet)

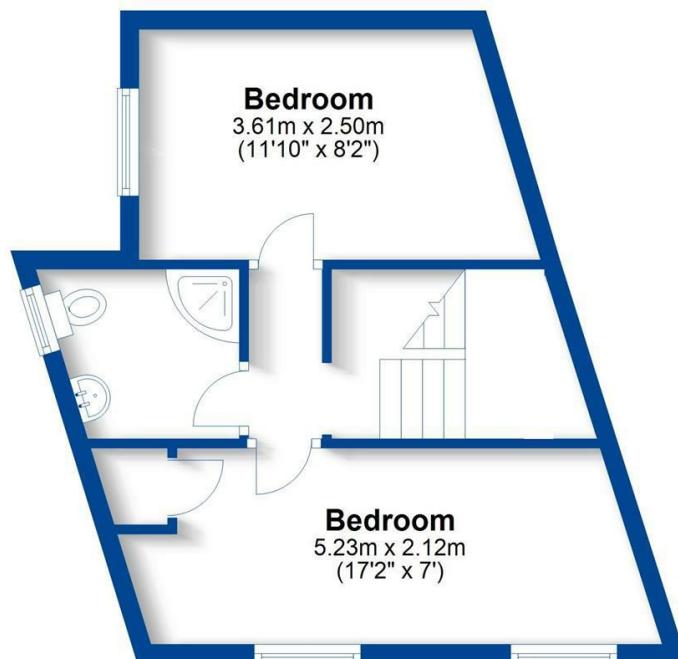


Total area: approx. 65.5 sq. metres (705.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced

First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Stratford on Avon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew,

Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton



To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk

SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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MANAGEMENT

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