



ESTATE AGENT
IN KENILWORTH

JULIE PHILPOT

RESIDENTIAL

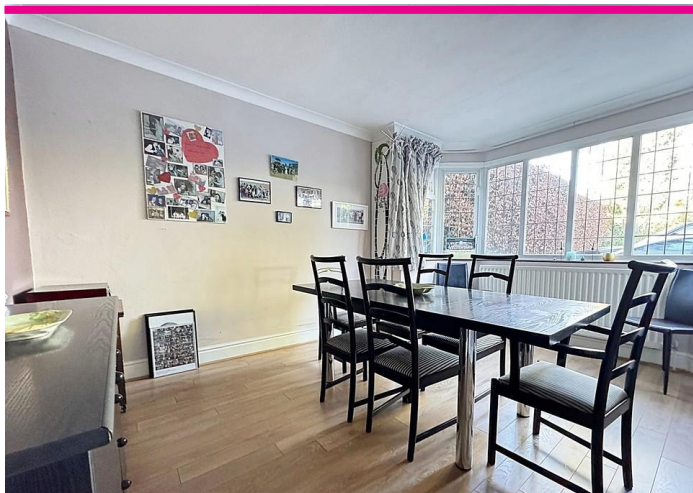


4 Glasshouse Lane | Kenilworth | CV8 2AJ

A delightful, pre war detached character property with four bedrooms. The sellers are motivated to sell and may also be able to move quickly and to break the chain if required. The house benefits from a ground floor extension with the opportunity to extend further, (subject to usual permissions and consents) included on the ground floor are three good size reception rooms, modern kitchen/breakfast and an additional shower room. The large rear garden is sunny and south facing whilst to the front is ample driveway parking and garage. This super property is set in a sought after and mature residential with schools being within walking distance, access for commuter in and out of Kenilworth is easy too and the train station is also within easy reach. The property benefits from solar panels.

Offers In Region Of £749,000

- Character Pre War Property
- Three Reception Rooms & Four Bedrooms
- Large Mature Gardens
- Two Bathrooms



Property Description

ENCLOSED PORCH

With door to

ENTRANCE HALL

Having radiator, laminate wood flooring, smoke detector, Hive system control panel and downstairs storage cupboard.

GROUND FLOOR SHOWER ROOM

With shower enclosure, vanity basin with cupboard under, w.c, radiator and extractor fan.

DINING ROOM

3.96m 2.44m x 3.66m 1.52m (13' 8" x 12' 5")

With bay window, laminate flooring and radiator

EXTENDED LOUNGE

4.88m 1.22m x 4.88m 0.30m (16' 4" x 16' 1")

Having feature fireplace, radiator, tv aerial connection, two wall light points and patio doors to rear garden

KITCHEN/BREAKFAST ROOM

4.88m 2.74m x 3.05m 1.83m (16' 9" x 10' 6")

Having an extensive range of white gloss units and matching wall cupboards. Contrasting round edged worksurface extending to form breakfast bar and having corner sink unit, Siemens hob, extractor hood and Siemens double oven. Space and plumbing for American style side by side fridge freezer. Space and plumbing for washing machine and dishwasher with further space for tumble dryer. Patio doors to rear garden.

FAMILY ROOM

6.10m 0.61m x 2.13m 2.13m (20' 2" x 7' 7")

Having two radiators, tv aerial connection and patio doors to rear garden.

FIRST FLOOR LANDING

With original stained glass window, smoke detector and built in cupboard housing Vaillant boiler. Access to roof storage space.

BATHROOM

Having corner shower, large vanity basin with double cupboard under, w.c, heated towel rail, extractor fan and fully tiled walls.

DOUBLE BEDROOM

4.57m 0.61m x 3.66m 1.52m (15' 2" x 12' 5")

With walk in bay window, radiator and range of built in wardrobes.

BEDROOM TWO

3.66m 1.22m x 3.05m 0.61m (12' 4" x 10' 2")
With radiator and rear garden views.

BEDROOM THREE

2.74m 1.22m x 2.13m 2.13m (9' 4" x 7' 7")
Radiator.

BEDROOM FOUR

2.13m 2.44m x 2.13m 1.83m (7' 8" x 7' 6")
Radiator.

OUTSIDE

The property is set well back from the road. The front garden has nicely maintained shrubbery borders with mature hedging.

GARAGE & PARKING

There is ample driveway to the front of the property for several vehicles.

SINGLE GARAGE

REAR GARDEN

The super rear garden is a great feature to the property being sunny, mature and enjoying a high degree of privacy. There is a large patio area, plus pergola, newly created garden pond, vegetable garden and the large area of lawn with well established shrubbery borders.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

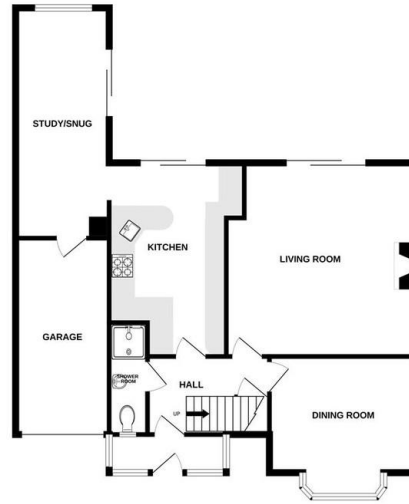
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.

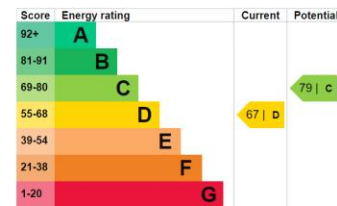


TOTAL FLOOR AREA: 1491 sq.ft. (138.5 sq.m.) approx.
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Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.