



JULIE PHILPOT
RESIDENTIAL



2 Willow Meer | Kenilworth | CV8 2RD

An immaculate semi-detached bungalow, for those over the age of 60, having been refurbished within the last two years. This superb property has two bedrooms, a lovely lounge and conservatory plus modern kitchen and bathroom/shower-room. The property is in a super spot, has driveway parking, is tastefully presented throughout and is ready to move into. The property also benefits from gas central heating and double glazing plus driveway parking. The property is available on a 70% Shared Ownership basis with no additional charge for the 30% owned by Midland Heart. You need to be over 60 or over 55 if in receipt of disability living allowance.

£179,500

- Over 55/60 Retirement Bungalow
- Two Bedrooms
- Living Room & Conservatory
- Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

With radiator.

KITCHEN

8' 7" x 7' 1" (2.62m x 2.16m)

Having a range of modern cupboard and drawer units with matching wall cupboards. Round edged worksurface with stainless steel sink unit, space and plumbing for washing machine and space for tumble dryer. Gas cooker as fitted with extractor hood over. Space for tall fridge/freezer. Complementary tiling.

LOUNGE/DINER

14' 8" x 10' 5" (4.47m x 3.18m) Exc Bay

With deep day window, radiator, tv aerial connection and feature fireplace with modern electric fire as fitted. Smoke detector and central heating thermostat.

INNER HALL

With useful built in storage cupboard with fitted shelving. Access to roof storage space.

BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m) Exc Cupboard

With corner shower enclosure having curved shower screen, pedestal wash basin and w.c. Radiator, extractor fan, heated towel rail and folding door to large storage cupboard housing Worcester gas combination boiler.

BEDROOM TWO

8' 7" x 6' 5" (2.62m x 1.96m)

Having rear garden views and radiator.

BEDROOM ONE

11' 1" x 10' 5" (3.38m x 3.18m)

With radiator. This room is currently being used as a second reception room. Door to:

CONSERVATORY

9' 8" x 7' 7" (2.95m x 2.31m)
With radiator and door to garden.

OUTSIDE

PARKING

The property has its own driveway in front of the property.

GARDENS

There are very attractive open plan communal gardens at Willow Meer which are delightful, being laid to lawn with shrubbery borders. Each property also has its own private garden area immediately to the rear of their bungalow which enables owners to have their own garden space. To the front is an area of lawn with a gate at the side that leads to the patio and rear.

TENURE

SHARED OWNERSHIP SCHEME

The Midland Heart retirement scheme at Willow Meer is designed for those over the age of 60, or 55 if in receipt of Disability Living Allowance, in order to own their property at 70% of the full market value. There is no equity share and Midland Heart make no charge for the additional 30% that is owned by the Housing Association.

There is a Monthly Maintenance Charge of £217.04 (from 1st April 2024 to March 2025) per month to cover the services of maintenance to the grounds and exterior of the buildings and buildings insurance.

There are legal fees to be paid by the buyer for the Grant of a New Lease and these are approximately £350.00 plus VAT and a document fee of circa £50.00 plus VAT. We recommend that these are confirmed by the buyers solicitor/conveyancer.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

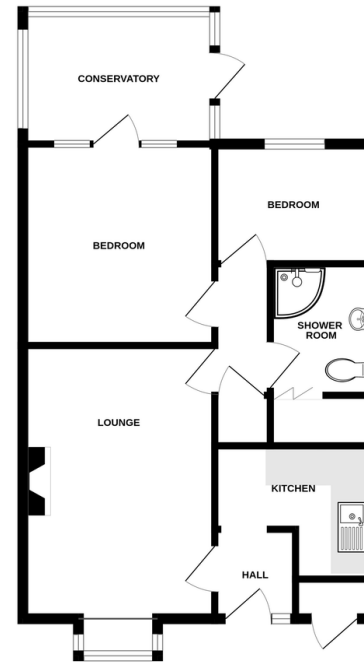
T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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



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Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60