



JULIE PHILPOT
RESIDENTIAL



The Dolls House | 10 Queens Road | Kenilworth | CV8 1JQ

£675,000

A distinctive, period town centre detached property providing spacious and extended ground floor living including the opportunity for a ground floor bedroom four if so desire plus three first floor bedrooms. The property is well presented and retains traditional features plus provides the option for further changes to create an open plan kitchen if required. The gardens are very attractive and well stocked plus provide low maintenance, ideal for those looking for a generous size home within a few minutes of the excellent town centre amenities. To the side is driveway parking and a garage.

- No Chain Involved
- Three/Four Bedrooms
- Lounge, Dining Room & Conservatory
- Kitchen & Utility



Property Description

ENCLOSED PORCH

With door to

ENTRANCE HALL

With radiator and door to

CLOAKROOM

Having vanity wash basin with cupboard under, w.c and further downstairs storage space.

RECEPTION ROOM/BEDROOM FOUR

13' 5" x 11' 6" (4.09m x 3.51m)

With bay window, feature fireplace, radiator and corner shower unit. This room offers great flexibility in use dependent upon the owners requirements. It has been a ground floor double bedroom as well as a sitting room and study.

EXTENDED LOUNGE/DINER

22' 4" x 12' 10" (6.81m x 3.91m)

A lovely room with feature windows, corner fireplace and six wall light points. Sliding doors lead to

SITTING ROOM

14' 7" x 11' 9" (4.44m x 3.58m)

A stylish room with four wall light points, radiator and tv aerial connection. The room is light and airy with large window to the front of the property and double doors to

CONSERVATORY

14' 6" x 8' 5" (4.42m x 2.57m)

With Dimplex wall heater, two wall light points and door to the rear garden.

KITCHEN

11' 6" x 7' 5" (3.51m x 2.26m)

Having a range of cupboard and drawer units with matching wall cupboards and deep pan drawers. Pull out larder unit and heated towel rail.

UTILITY ROOM

10' 7" x 7' 0" (3.23m x 2.13m)

With space and plumbing for washing machine and dishwasher. Worktop providing storage space, side entrance door and door to rear garden.

DOG LEG STAIRCASE TO FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder, fitted shelving and Glow Worm gas boiler. Access to roof storage space.

BEDROOM ONE

11' 7" x 10' 7" (3.53m x 3.23m)

With built in triple wardrobes. Radiator.

BEDROOM TWO

10' 8" x 10' 9" (3.25m x 3.28m)

With radiator and built in double wardrobe.

BEDROOM THREE

8' 9" x 7' 1" (2.67m x 2.16m)

With radiator.

BATHROOM

Having bath with Triton electric shower and folding glazed shower screen, concealed cistern w.c. and vanity wash basin with cupboard under. Radiator, complementary tiling and shaver point.

OUTSIDE

PARKING

There is driveway parking to the side of the property for vehicles. The drive leads to

GARAGE

18' 0" x 8' 5" (5.49m x 2.57m)

With entrance door, light and power are connected.

SUNNY GARDENS

The attractive front garden is easily maintained with paved areas, Virginia Creeper and mature scented Jasmine border. The boundary has traditional design wrought iron railings. Water Tap. Outside light.

The rear garden is very private and also again low maintenance with paved seating areas, mature shrubbery borders plus summerhouse and shed. Outside light and water tap.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

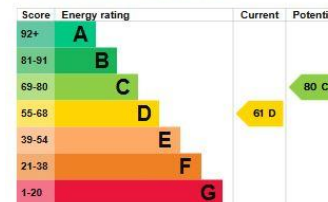
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

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

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



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