



JULIE PHILPOT
RESIDENTIAL



58 Priorsfield Road | Kenilworth | CV8 1DB

A much loved, super home ideal for couples or families with three bedrooms, large living room, conservatory and modern refitted kitchen and bathroom. The property has been greatly improved by the present sellers with the added benefit of a delightful, professionally landscaped and low maintenance rear garden. Priorsfield Road is on the very popular and much sought after 'Castle' side of town with Abbey Fields, the Castle and old High Street plus open countryside and 'in demand' primary schools all being within easy walking distance.

£415,000

- Viewing Essential
- Three Bedrooms
- Lovely Landscaped Rear Garden
- Garage & Driveway Parking



Property Description

DOOR TO

Very useful entrance lobby. Door to:

ENTRANCE HALL

With laminate flooring and radiator.

CLOAKROOM

With w.c.

MODERN KITCHEN

10' 9" x 8' 3" (3.28m x 2.51m)

Having an extensive range of contrasting coloured high gloss cupboard and drawer units with matching wall cupboards. Quartzite worktops to three walls with undermount stainless steel sink unit, integrated dishwasher and washing machine and space for tall fridge/freezer. Four ring induction hob with glass extractor hood over and AEG electric double oven under. Tall larder unit and further wall unit housing the Worcester gas boiler, open serving access to dining area. Side entrance door and rear garden views.

LIVING ROOM

28' 5" x 11' 4" (8.66m x 3.45m)

A large living room which can also be used as a lounge/diner as there is space for dining room table and chairs. Bay window to the front, feature fireplace with electric fire as fitted. Three wall light points, two radiators and double doors to:

CONSERVATORY

10' 7" x 9' 6" (3.23m x 2.9m)

With tiled floor, French double doors to rear garden and ceiling light/fan.

STAIRCASE TO FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

12' 6" x 11' 7" (3.81m x 3.53m)

Having a range of built in wardrobes, radiator and further double door wardrobe.

BEDROOM TWO

11' 6" x 11' 0" (3.51m x 3.35m)

With rear garden views, radiator and two built in wardrobes.

BEDROOM THREE

9' 3" x 6' 9" (2.82m x 2.06m)

A single bedroom to the front of the property. Radiator.

MODERN BATHROOM

A modern fully tiled bathroom with 'p' shaped panelled bath having shower over and curved shower screen. Pedestal wash basin, w.c. and heated towel rail.

OUTSIDE

FRONT GARDEN

The front garden has an area of lawn with shrubbery borders.

PARKING & GARAGE

A long driveway to the side of the property provides ample vehicle parking and leads to the single garage with an up and over door. To the front of the driveway alongside the house is a five bar gated entrance.

REAR GARDEN

The lovely rear garden has been professionally landscaped to provide low maintenance with several sunny seating areas including Indian Sandstone paths and patio, pet friendly artificial grass and to the sides are several raised trugs, perfect for planting flowers or vegetables. There is a long lasting high quality Cedar roll timber summerhouse from Henley Gardens installed in the summer of 2022 which is in a sunny position within the garden and next to the patio dining area. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

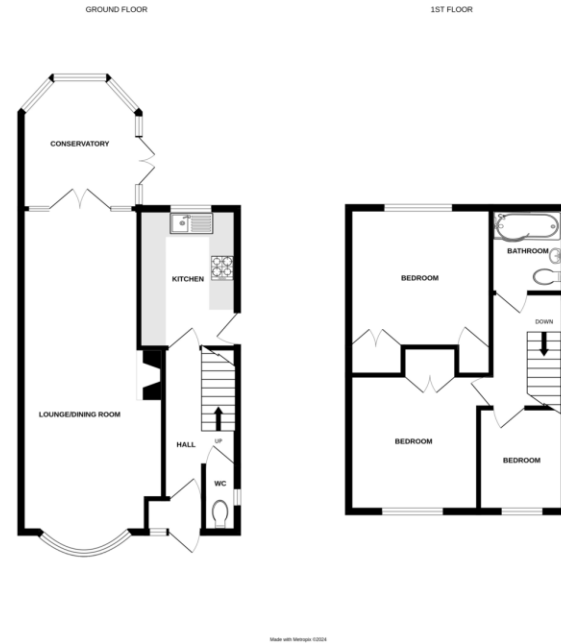
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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.](#)



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