



JULIE PHILPOT
RESIDENTIAL



18 Crackley Hill | Coventry Road | Kenilworth | CV8 2FP

£435,000

A traditional, spacious semi detached property dating from 1955 providing three good size bedrooms, two separate reception rooms, modern kitchen and bathroom plus the added benefit of a large and sunny south facing rear garden. There is plenty of driveway parking for vehicles plus a newly built detached freestanding garage. The location is mature and well established convenient for commuters, on an excellent bus route with Kenilworth Common and The Greenway within just a short walk.

- Viewing Essential
- 1950's Spacious Semi
- Larger Than Average Garden
- Three Good Size Bedrooms



Property Description

DOOR TO

ENTRANCE HALL

A welcoming entrance to the property having understairs storage space and radiator.

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m) Exc Bay
Located to the front of the property with bay window, radiator, 'hole in wall' fire, three wall light points and tv aerial connection.

DINING ROOM

10' 4" x 10' 8" (3.15m x 3.25m)
With radiator and French doors leading to the rear garden.

MODERN KITCHEN/BREAKFAST ROOM

17' 0" x 8' 2" (5.18m x 2.49m)

An extended kitchen/breakfast room with a range of gloss cupboard and drawer units, deep pan drawers and matching wall cupboards. Space for dining table and chairs. Space and plumbing for washing machine, plumbing for dishwasher, four ring gas hob, wall mounted double oven having cupboards above and below. Wall mounted Vaillant gas boiler. Two radiators, tv aerial connection and space for tall fridge/freezer. In the dining area is a Velux window and French doors leading to the rear garden.

CLOAKROOM

With w.c. and wash basin.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

12' 0" x 12' 0" (3.66m x 3.66m)
With radiator.

BEDROOM TWO

12' 1" x 10' 5" (3.68m x 3.18m)
With radiator and rear garden views.

BEDROOM THREE

8' 0" x 7' 9" (2.44m x 2.36m)
With radiator and built in wardrobe/storage cupboard.

BATHROOM

Having panelled bath with Mira shower over and folding shower screen, pedestal wash basin, w.c, radiator and complementary tiling.

OUTSIDE

GARAGE

There is a detached single garage to the side which was built in 2024.

PARKING

There is a long driveway to the side of the property which provides ample parking for several vehicles.

FRONT GARDEN

The property is set well back from the road with the front garden being primarily laid to lawn and having mature hedging to the front boundary. Gated access at the side leads to:

REAR GARDEN

The rear garden is a great feature to the house as it is large, mature and well stocked plus it has a sunny south facing aspect. Immediately to the rear is a paved patio with a pathways and stone chippings providing easy maintenance which then leads to the lawn and further shrubbery borders.

FIXTURES AND FITTINGS

The carpets are included within the purchase price. The freestanding wardrobes may also be available by separate negotiation.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

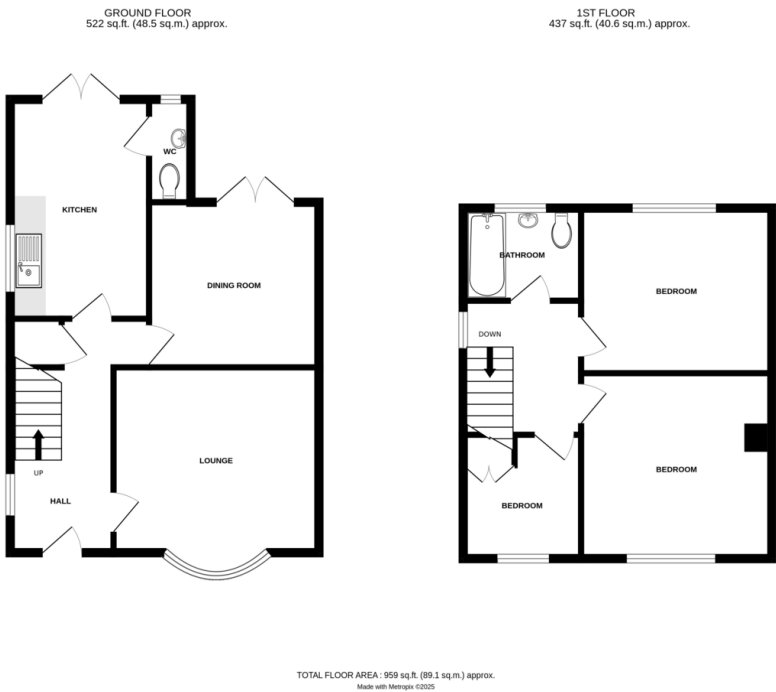
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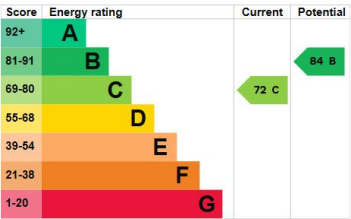
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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