



JULIE PHILPOT
RESIDENTIAL



7 The Gardens | Kenilworth | CV8 2DX

A spacious, well planned and extended 1960's semi-detached property. This much-loved family home, on the market for the first time, provides generous family living with four bedrooms, an extended kitchen/diner, lounge/diner and sunny southwest facing garden. It is on this sought after, quiet, residential location convenient for Thorns schools, parks, train station and the town centre.

£450,000

- Extended Semi-Detached House
- Four Bedrooms
- Scope For Further Improvement
- Sought After Location



Property Description

DOOR TO

ENTRANCE HALL

With radiator and understairs storage cupboard.

CLOAKROOM

With w.c., corner wash basin and radiator.

LOUNGE/DINER

25' 7" x 11' 9" (7.8m x 3.6m)

A spacious living room with two wall light points, two radiators, feature fireplace with gas fire and French double doors to the rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

21' 6" x 9' 8 MAX" (6.55m x 2.95m)

Having an extensive range of modern cream cupboard and drawer units including a wine rack, pull out wicker baskets, matching wall cupboards and glazed display units. One and a half bowl stainless steel sink unit, integrated dishwasher, space and plumbing for washing machine, four ring gas hob having gas double oven under and extractor hood over. Space for dining table and chairs, radiator, tiled floor and side entrance door to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 8' 6 excluding wardrobes (3.58m x 2.59m)

Having an extensive range of built in bedroom furniture to include wall to wall wardrobes with central shelving, a three-drawer unit and radiator.

BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m)

Having rear garden views, radiator and built in storage cupboard housing Vaillant gas boiler.

BEDROOM THREE

9' 1" x 7' (2.77m x 2.13m)

Located to the front with radiator and built in wardrobe.

BATHROOM

Having been converted to a shower room with large walk-in shower, sliding glazed shower door and waterproof wall panelling. Pedestal wash hand basin, w.c., heated towel rail and fully tiled walls.

STAIRCASE TO LOFT CONVERSION

STUDY AREA

12' 2" x 8' 8" (3.71m x 2.64m)

With garden views and access to under eaves storage space.

BEDROOM FOUR

12' 2" x 8' 6" (3.71m x 2.59m)

With rooftop views, radiator and access to under eaves storage.

OUTSIDE

The front garden has additional parking space plus easily maintained shrubbery borders and dwarf retaining wall to the front boundary.

SINGLE GARAGE

With timber door, light, power and under eaves storage.

DRIVEWAY

There is ample driveway parking to the side and front for several vehicles.

REAR GARDEN

The rear garden is lovely and enjoys a sunny southwest facing aspect. There is a patio and area of lawn, very well stocked, attractive borders with a mixed planting scheme. Timber fencing forms the boundaries.



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 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



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		