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RESIDENTIAL



## 21 Rawsley Drive | Kenilworth | CV8 2NX

An immaculately presented home with open plan living to the rear, a separate lounge and a sunny south west facing garden, garage and plenty of parking. The property has been recently modernised by the present sellers to include a professionally re-fitted kitchen by AK Interiors of Kenilworth, oak internal doors, a refitted bathroom with Grohe fittings, installation of made to measure Howdens wardrobes and also professionally laid carpets and Karndean flooring by Sagars in Kenilworth. Viewing is essential.

£389,950

- Modernised Semi Detached House
- Open Plan Kitchen/Diner
- Sunny South West Facing Garden
- Plenty of Parking & Garage





## Property Description

### COMPOSITE DOOR TO

#### ENTRANCE HALL

With Karndean flooring, radiator with cover and understairs storage cupboard.

#### LOUNGE

13' 3" x 10' 7" (4.04m x 3.23m)

With Karndean flooring, feature fireplace and radiator. Oak double doors lead to:

### OPEN PLAN KITCHEN/DINER

17' 0" x 10' 8" (5.18m x 3.25m)

Having been professionally designed and fitted in 2023 by AK Interiors in Kenilworth with an extensive range of cupboard and drawer units and matching wall cupboards with lighting under. Integrated appliances to include tall fridge/freezer, Siemens microwave oven and Siemens electric oven under with cupboards and below. AEG induction hob with stainless steel extractor hood over. Bosch dishwasher and space and plumbing for washing machine. Plinth lighting, Karndean flooring, plug sockets with in-built USB connections and one and a half bowl sink unit. In the dining area is plenty of space for dining furniture, oak double doors leads into the lounge and French double doors provide direct garden access.

### FIRST FLOOR LANDING

With access to roof storage space which is half boarded has a light and a loft ladder.

#### BEDROOM ONE

13' 3" x 10' 2" (4.04m x 3.1m)

With radiator and built in storage cupboard housing the Vaillant gas boiler.

#### BEDROOM TWO

10' 5" x 9' 2" (3.18m x 2.79m) Exc Wardrobes

A second double bedroom located to the rear with garden views. Built in professionally fitted Howdens wardrobes with sliding doors providing hanging space and fitted shelving. Radiator.

### BEDROOM THREE

9' 6" x 6' 4" (2.9m x 1.93m)

Located to the front of the property with radiator.

### REFITTED BATHROOM

Recently refitted with a 'p' shaped panelled bath having Grohe shower fitting and Grohe taps, glazed shower screen, pedestal wash basin and w.c.

Karndean flooring and heated towel rail.

### OUTSIDE

### SINGLE GARAGE & PARKING

There is ample driveway parking to the front and side of the property with Cotswold stone chippings.

The garage has an up and over door, light, power and under eaves storage.

### FRONT GARDEN

There is an area of lawn to the front of the property.

### REAR GARDEN

A gate at the side leads to the attractive sunny south west facing rear garden having an area of lawn which also extends behind the garage. There are shrubbery borders and a nice size patio area, perfect for entertaining. There is also a sun canopy to provide shade when needed.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

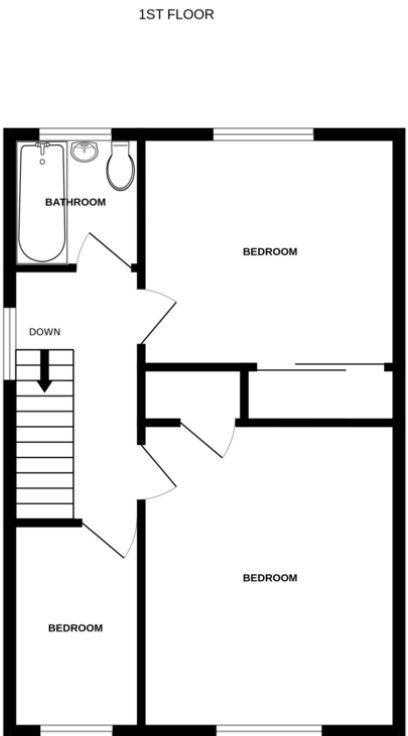
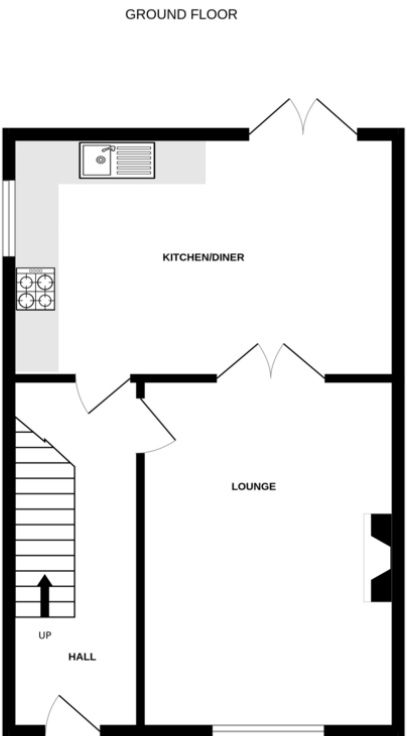
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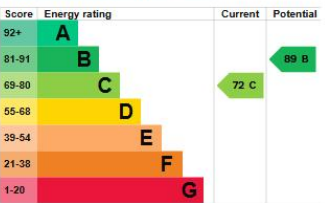
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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