



## 27 Finham Road | Kenilworth | CV8 2HY

A great opportunity to purchase this EPC 'A' Energy Rated property. The home sellers have made extensive investment in the property to ensure it is super efficient and have installed Solar Panels that also offer a battery charge, an Air Source Heat Pump for central heating, additional main roof insulation and a new roof on the dining room extension. All of these added benefits have been installed within the past two years. The house is also well planned with three good size bedrooms, lounge, kitchen/breakfast, dining room and a utility room along with a good size sunny garden and ample driveway parking.

£325,000

- 'A' Rated Energy Efficient Property
- Solar Panels, Air Source Heat Pump
- Three Bedrooms
- Driveway Parking
- No Chain Involved



## Property Description

### ENCLOSED PORCH

Having built in cloaks storage cupboard plus additional storage area.

### DOOR TO

### ENTRANCE HALL

With laminate flooring, radiator, understairs storage and smoke detector.

### KITCHEN/BREAKFAST ROOM

13' 2" x 10' 5" (4.01m x 3.18m)

Having a range of cupboard and drawer units with matching wall cupboards and contrasting round edged worksurfaces that provide a lot of storage and preparation space. Space for two tall fridge/freezers, space for a dishwasher, one and a half bowl sink unit, Rangemaster gas cooker with extractor hood over and space for table and chairs. Door to:

### UTILITY ROOM

6' 8" x 6' 7" (2.03m x 2.01m)

With space and plumbing for washing machine, range of cupboard and drawer units and wall cupboards plus tall storage unit. Radiator and door to enclosed porch located to the front of the house.

### LOUNGE

18' 6" x 10' 6" (5.64m x 3.2m)

A spacious living room with 'hole in wall' feature fire, two tall wall mounted radiators, two wall light points and French double doors to:

### FAMILY/DINING ROOM

21' 3" x 8' 2" (6.48m x 2.49m)

With garden views, tv aerial connection, door to kitchen and door to:

### GROUND FLOOR SHOWER ROOM

With shower enclosure having Aqualisa electric shower, wall mounted wash basin and w.c. Fully tiled walls.

## FIRST FLOOR LANDING

With smoke detector and access to roof storage space. Built in storage cupboard housing Daikin water cylinder and further linen storage cupboard.

## BEDROOM ONE

12' 0" x 10' 3" (3.66m x 3.12m)

With radiator and walk in wardrobe.

## BEDROOM TWO

12' 1" x 10' 7" (3.68m x 3.23m)

A second good size double room with radiator.

## BEDROOM THREE

10' 7" x 7' 9" (3.23m x 2.36m)

With rear garden views, radiator and laminate flooring.

## BATHROOM

Having a 'p' shaped panelled bath with shower screen, concealed cistern w.c., vanity basin and built in bathroom cabinets. Fully tiled walls.

## OUTSIDE

### PARKING

There is a block paved driveway to the front of the property providing parking for two vehicles with a shrubbery border and mature hedging.

## REAR GARDEN

The rear garden has a sunny aspect. There is a large, full width patio area with dwarf retaining wall and a couple of steps that lead up to the lawn with shrubbery and kitchen vegetable garden area.

Timber fencing forms the boundaries. A gate at the rear provides pedestrian rear access. Garden tap and water butt.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

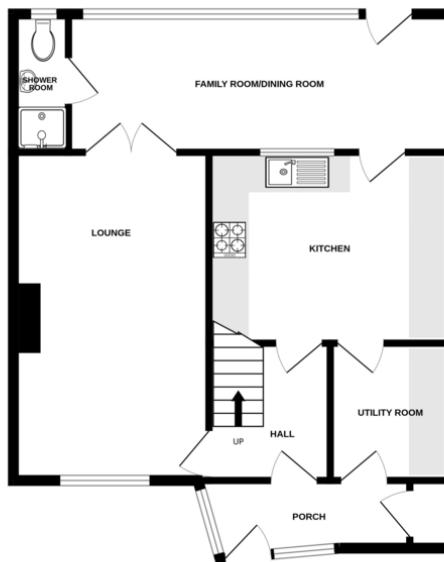
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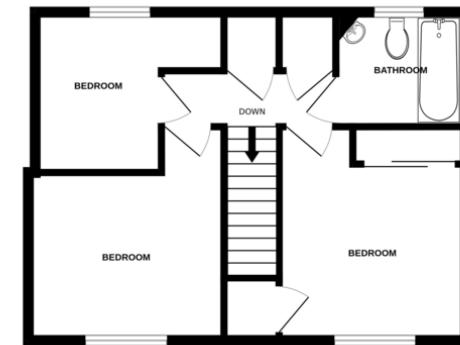
**W:** www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR

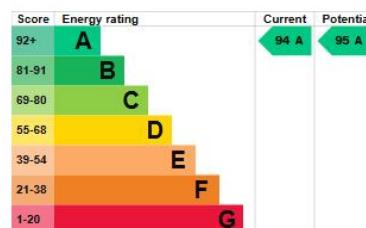


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## Energy rating and score

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

[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