



JULIE PHILPOT
RESIDENTIAL



42 Oaks Road | Kenilworth | CV8 1GE

A well planned end terraced property with a large rear garden and home office. The property has been newly improved and modernised by the present sellers to include double glazing, the refitting of the bathroom, kitchen and utility, along with the new central heating system. In addition are new internal doors, full redecoration, new flooring and carpeting along with the installation of a home office. This property is also in the catchment area for Clinton Primary School which is Ofsted rated outstanding.

£345,000

- Recently Improved and Modernised Home
- Home Office/Garden Room
- Convenient Location
- Large Garden



Property Description

DOOR TO:

ENTRANCE HALL:

With two wall light points, radiator and downstairs storage.

LOUNGE

16' 2" x 11' 6" (4.93m x 3.51m)

With radiator, two wall light points and door to rear garden.

REFITTED KITCHEN

12' 3" x 5' 8" (3.73m x 1.73m)

Having a range of modern cupboard and drawer units with round edge worktops and walk in pantry. Stainless steel sink, space and plumbing for dishwasher and four ring gas hob with electric oven under. Complementary metro tiling.

UTILITY ROOM

12' x 5' 8" (3.66m x 1.73m)

Having refitted units to match the kitchen, space and plumbing for an automatic washing machine and space for tall fridge freezer. Large built in storage cupboard. Door to garden.

FIRST FLOOR LANDING

Having wall light point and access to roof storage space.

BEDROOM ONE

11' 9" x 11' 7" (3.58m x 3.53m)

With fitted wardrobes, radiator and rear garden views.

BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.84m)

With radiator and rear garden views.

BEDROOM THREE

10' 2" x 7' 1" (3.1m x 2.16m)

With radiator and built in storage cupboard/wardrobe.

REFITTED BATHROOM

Having a 'p' shaped panelled bath with fixed head and handheld shower attachment and glazed shower screen. Vanity wash basin with cupboard under and w.c. Heated towel rail and fully tiled walls.

OUTSIDE

GARDENS

The property is set back from the road with an attractive front garden having a lawn and shrubbery borders. A gate and path at the side leads to the large rear garden which is a great feature to the property. There is an area of lawn and recently installed timber fencing forms the boundaries.

HOME OFFICE/GARDEN ROOM

12' 3" x 9' 1" (3.73m x 2.77m)

An ideal home office or garden room of timber construction with light, power, insulation and French doors providing direct garden access.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

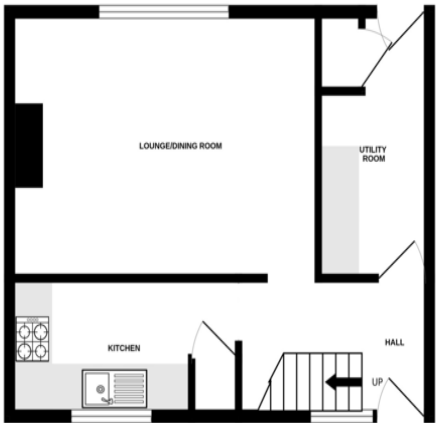
Strictly by appointment

Contact Details

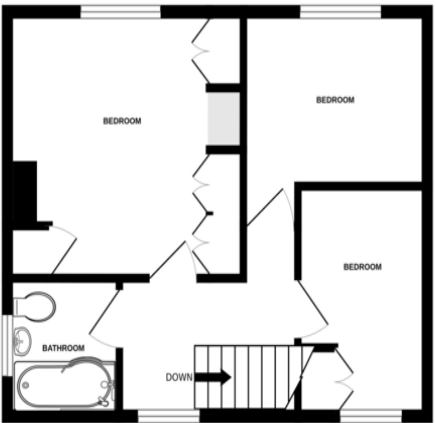
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		