



JULIE PHILPOT
RESIDENTIAL



14 Offa Drive | Kenilworth | CV8 2GZ

£360,000

A recently modernised and improved semi-detached dormer bungalow with three bedrooms. The improvements include; new boiler August 2025, double glazed windows in June 2025, creation of open plan kitchen/diner, redecoration, new carpets and flooring and replacement consumer unit with rewiring works. The kitchen and bathroom are also modern and refitted. This property is immediately available with No Chain involved.

- Large Rear Garden
- One Ground Floor Bedroom
- Two First Floor Bedrooms
- No Chain Involved



Property Description

DOOR TO

HALL

With light oak laminate wood flooring, radiator and central heating thermostat.

LOUNGE

19' 4" x 12' 8 MAX" (5.89m x 3.86m)

Located to the front of the property with lots of natural light and a pleasant aspect towards the open central green area to the front. Radiator, three wall light points and original tiled fireplace.

GROUND FLOOR DOUBLE BEDROOM

10' 9" x 10' 1" (3.28m x 3.07m)

With built in mirror fronted wardrobes having storage cupboards above. Radiator.

SHOWER ROOM

Having been recently refitted with a white suite having fully tiled corner shower enclosure, pedestal wash hand basin and w.c. Heated towel rail and tiled floor.

EXTENDED 'L' SHAPED OPEN PLAN KITCHEN/DINER

16' 2" x 16' (4.93m x 4.88m)

Having a modern refitted kitchen with a range of cupboard and drawer units and matching wall cupboards. Single drainer stainless steel sink unit, space for tall fridge/freezer, four ring induction hob having stainless steel extractor hood over and electric oven under. Complementary round edged work surfaces, complementary wall tiling and light oak laminate flooring. Radiator and generous dining area with space for table and chairs. Views and door providing direct access to rear garden.

FIRST FLOOR LANDING

Having full width built in storage cupboards. Brand new glow-worm gas boiler fitted in 2025.

DOUBLE BEDROOM

14' 6" x 9' 9" (4.42m x 2.97m)

With skirting radiator and rear garden views.

BEDROOM THREE

11' x 6' (3.35m x 1.83m)

With rear garden views and access to roof storage space.

OUTSIDE

FRONT GARDEN

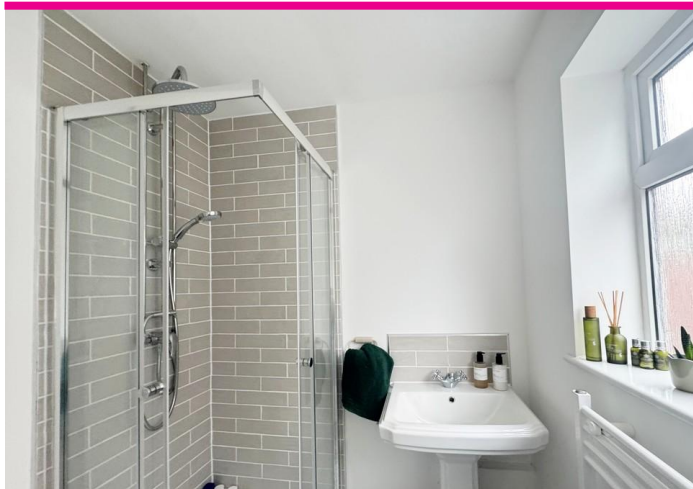
The garden is laid to lawn with stone chippings and mature hedging forming the boundaries. A gate at the side leads to the:

LARGE REAR GARDEN

This property has a lovely, large rear garden enjoying a sunny southwest facing aspect. The garden is primarily laid to lawn with mature shrubs and hedging forming the boundaries. This is a very special feature to the property and can only be appreciated by viewing.

PARKING

The property has a shared driveway and there is opportunity to create more formal parking to the front garden area if so desired.



Tenure

Freehold

Council Tax Band

C

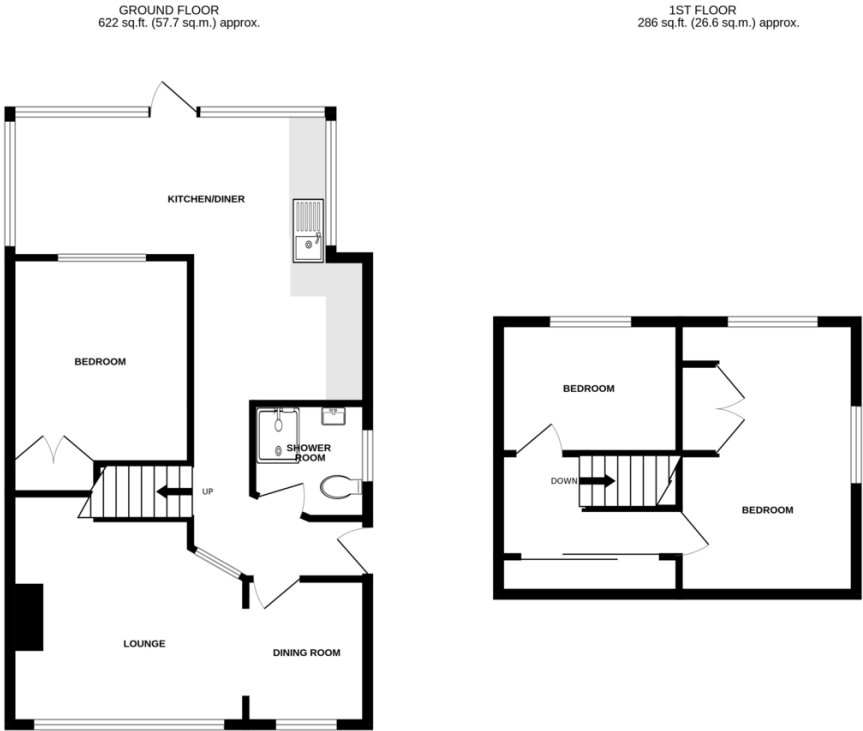
Viewing Arrangements

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



TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix CS02

This property's energy rating is C. 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	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		