



JULIE PHILPOT
RESIDENTIAL



84 Priorsfield Road | Kenilworth | CV8 1BZ

A well positioned semi detached family home with the added benefit of a ground floor extension and a garage conversion providing a large family room which can also be a home office. There are three bedrooms, a large open plan lounge/diner, kitchen and utility room whilst to the outside is ample driveway parking for several vehicles and an attractive rear garden, being larger than average and enjoying a high degree of privacy.

£425,000

- Extended Semi Detached House
- Three Bedrooms, Two Reception Rooms
- Sought After 'Castle Side' Location
- Within Walking Distance of Popular Schools



Property Description

DOOR TO

ENTRANCE HALL:

With radiator.

LOUNGE/DINER

22' 9" x 11' 8" (6.93m x 3.56m)

Having two radiators, two wall light points, two double doors to kitchen and utility. Feature hole in the wall fire.

KITCHEN

15' 5" x 8' 7" (4.7m x 2.62m)

Having a range of cupboard and drawer units, matching wall cupboards and stainless steel one and half bowl sink unit. Smeg range cooker with stainless steel splashback and extractor hood over. French double doors provide direct garden access.

UTILITY ROOM

8' 8" x 6' 0" (2.64m x 1.83m)

With space and plumbing for automatic washing machine and further integrated fridge. Wall cupboards and worktop to match the kitchen. Door to understairs storage cupboard.

FAMILY ROOM/PLAYROOM/OFFICE

22' 5" x 9' 0 MAX" (6.83m x 2.74m)

Having been extended and converted from the garage to provide a generous size reception room with independent access. Radiator, front entrance door and door to rear garden.

CLOAKROOM

With w.c. and wash basin.

FIRST FLOOR LANDING

With storage cupboard and access to roof storage space.

BEDROOM ONE

12' 1" x 9' 1" excluding wardrobes" (3.68m x 2.77m)
Having rear garden views, radiator and wall to wall range of built in wardrobes with sliding doors.

BEDROOM TWO

11' 1" x 10' 3" excluding wardrobes" (3.38m x 3.12m)
A second double room located to the front of the property with radiator and built in wardrobes having sliding doors.

BEDROOM THREE

7' 6" x 7' 6" (2.29m x 2.29m)
With radiator.

BATHROOM

A modern bathroom with panelled bath and shower over plus glazed shower screen. Vanity wash basin with double cupboard under and w.c. Fully tiled walls, heated towel rail and shaver point.

OUTSIDE

To the front of the property is a large block paved driveway providing parking.

REAR GARDEN

The rear garden is very attractive, enjoys a high degree of privacy and is generous in size. There is a paved patio plus area of lawn with shrubbery borders. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

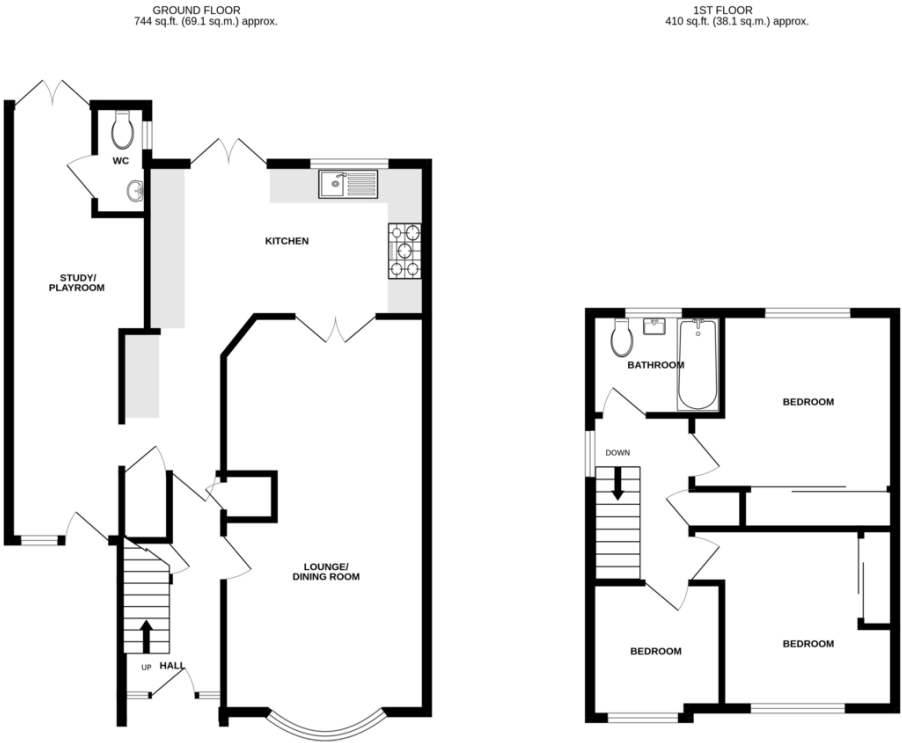
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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 D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		