



## 17 Regency Drive | Kenilworth | CV8 1JE

A spacious, recently modernised and well planned townhouse with four bedrooms set in an ideal yet quiet town centre location. The property benefits from a modern kitchen/breakfast room with underfloor heating, engineered oak flooring, oak internal doors, a lounge with access to the low maintenance garden and a ground floor cloakroom. On the first floor are three of the bedrooms and the re-fitted bathroom an additional staircase leads to the top floor with a generous size master bedroom, a dressing room and en-suite. The property is also immediately available with 'No Chain Involved'.

£369,950

- Viewing Essential
- Four Double Bedrooms, Master En-Suite
- Recently Modernised & Re-fitted
- Convenient, Quiet Town Centre Cul De Sac



## Property Description

### DOOR TO

### ENTRANCE HALL

With engineered oak flooring, understairs storage cupboard and further cloaks cupboard.

### CLOAKROOM

With w.c., and wash basin with cupboard under.

### KITCHEN/ BREAKFAST ROOM

16' 1" x 7' 4" (4.9m x 2.24m)

Having been remodelled from the original design to now provide a spacious kitchen/diner. In the kitchen area is an extensive range of modern gloss cupboard and drawer units with matching wall cupboards, housing unit for tall fridge/freezer, integrated dishwasher, four ring hob with glass splashback, extractor hood over and electric oven under. Space and plumbing for automatic washing machine. Underfloor heating. Dining area with space for table and chairs.

### LOUNGE

14' 2" x 13' 6" (4.32m x 4.11m)

With engineered oak flooring, feature fireplace with modern electric fire and door to rear garden.

### FIRST FLOOR LANDING

With useful storage cupboard.

### BEDROOM TWO

13' 6" x 7' 6" (4.11m x 2.29m)

Located to the rear and having a radiator and built in wardrobes.

### BEDROOM THREE

13' 6" x 7' 7" (4.11m x 2.31m)

Located to the front with a bay window, radiator and built in wardrobes.

### BEDROOM FOUR

10' 4" x 5' 8" (3.15m x 1.73m)

Radiator.

### **MODERN REFITTED BATHROOM**

With a 'p' shaped panelled bath with monsoon fixed shower head over, hand held shower attachment and glazed shower screen. Pedestal wash basin, w.c., complementary tiling and heated towel rail.

### **STAIRCASE TO SECOND FLOOR LANDING**

Having a large walk in storage cupboard and door to:

### **MASTER BEDROOM**

13' 8" x 10' 6" (4.17m x 3.2m)

With radiator and door to:

### **WALK IN WARDROBE/DRESSING ROOM**

With hanging rail and fitted shelving. Access to under eaves storage space. Wall mounted Worcester gas boiler.

### **EN-SUITE SHOWER ROOM**

Having corner shower enclosure, w.c, pedestal wash basin and radiator.

### **OUTSIDE**

### **GARDENS**

There is an attractive front garden providing low maintenance primarily paved and with stone chippings. The rear garden is in a patio style which again provides easy maintenance having a large block paved patio seating area with shrubs and timber fencing forming the boundaries. A gate also provides rear pedestrian access.

### **SINGLE GARAGE IN BLOCK NEARBY**

Having an up and over door.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

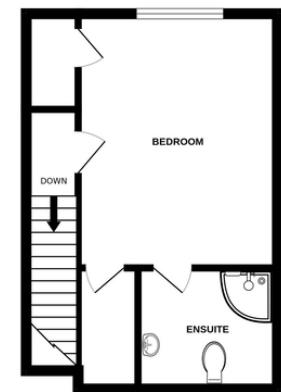
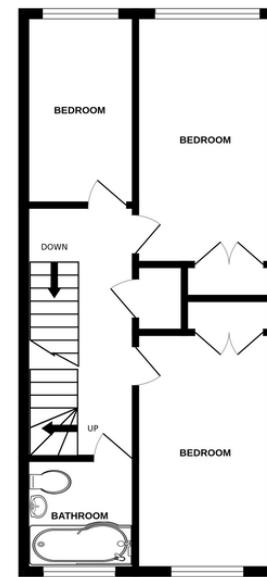
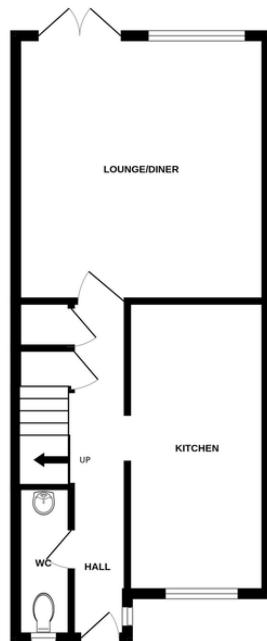
**E:** sales@juliephilpot.co.uk

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GROUND FLOOR

1ST FLOOR

2ND FLOOR

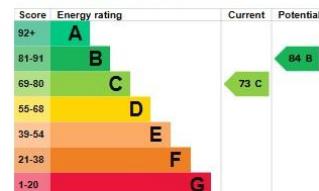


Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Energy rating and score

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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