



JULIE PHILPOT
RESIDENTIAL



176 Warwick Road | Kenilworth | CV8 1HU

A detached double fronted period town centre property benefitting from four double bedrooms, three separate reception rooms plus a large kitchen/diner. To the outside are very attractive, well stocked and private gardens to the front and rear primarily walled. This is a lovely character home retains many original character features throughout to include high ceilings, picture rails and oak doors which can only be fully appreciated by viewing. The location is ideal for the town centre, commuting, bus and train services with restaurants, coffee shops, bars and supermarkets all within an easy walk.

£580,000

- Detached Period Home With Character
- Four Bedrooms & Three Receptions
- Sunny South West Facing Rear Garden
- Parking To Rear
- Super Convenient Location



Property Description

ENCLOSED PORCH

DOOR TO

ENTRANCE HALL

A large and welcoming full length entrance hall with oak internal doors and staircase to first floor.

REAR ENTRANCE LOBBY

An enclosed entrance to the rear providing direct garden access.

GROUND FLOOR WETROOM

With w.c., shower and wash basin.

LOUNGE

14' 9" x 11' 1" (4.5m x 3.38m)

With picture rail, two radiators, original fireplace with multifuel log burner and exposed natural brick chimney breast.

SITTING ROOM

12' 3" x 11' 1" (3.73m x 3.38m)

With bay window to the rear overlooking the garden, radiator and built in storage cupboards and double doors that link to the lounge.

KITCHEN/DINER

26' 1" x 10' 11" (7.95m x 3.33m) Max

KITCHEN AREA

Having an extensive range of cupboard and drawer units with matching wall cupboards, one and a half bowl sink unit, integrated dishwasher, integrated fridge/freezer, built in four ring gas hob with extractor hood over and Neff wall mounted double oven. Tall pull out larder unit, space and plumbing for washing machine and worktops to three sides. Understairs storage space and open access into:

DINING AREA

With radiator, space for dining table and chairs and archway leading to:

FAMILY ROOM/MUSIC ROOM

13' 5" x 10' 0" (4.09m x 3.05m)

With picture rail, radiator and door into entrance hall.

FIRST FLOOR LANDING

With access to roof storage space.

CLOAKROOM

Having w.c.

BATHROOM

11' 3" x 6' 4" (3.43m x 1.93m)

A large family bathroom with panelled spa bath, pedestal wash basin, built in shelved storage space and separate shower with folding glazed shower screen door. Radiator and complementary tiling.

BEDROOM ONE

16' 5" x 11' 9" (5m x 3.58m)

Located to the front of the property with two built in wardrobes, radiator and views towards St Johns Church.

BEDROOM TWO

15' 0" x 13' 1" (4.57m x 3.99m)

A second large double bedroom also located to the front of the property with views towards St Johns Church. Radiator and picture rail.

BEDROOM THREE

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

A third double bedroom located to the rear of the property with garden views and radiator.

BEDROOM FOUR

11' 7" x 9' 5" (3.53m x 2.87m)

The fourth double bedroom also located to the rear with garden views, radiator and wall mounted Vaillant gas boiler.

OUTSIDE

FRONT GARDEN

The front garden is very attractive and well stocked in a traditional cottage style with path and slate chippings, astro lawn for easy maintenance and walled boundaries.

REAR GARDEN

The attractive rear garden has a sunny south west facing aspect that enjoys a high degree of privacy and plenty of space for those who like to entertain whilst also enjoying a garden with lawn, shrubs and kitchen/vegetable areas. Walling forms the boundaries. To the rear of the garden are double gates that can provide vehicle access for off road parking. Timber storage shed. Side entrance gate.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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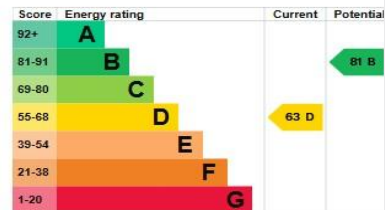
E: sales@juliephilpot.co.uk

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Energy rating and score

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

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



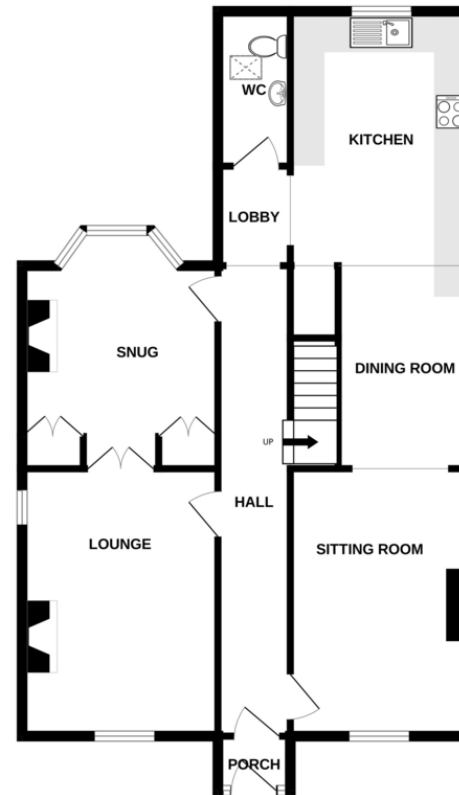
The graph shows this property's current and potential energy rating.

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.

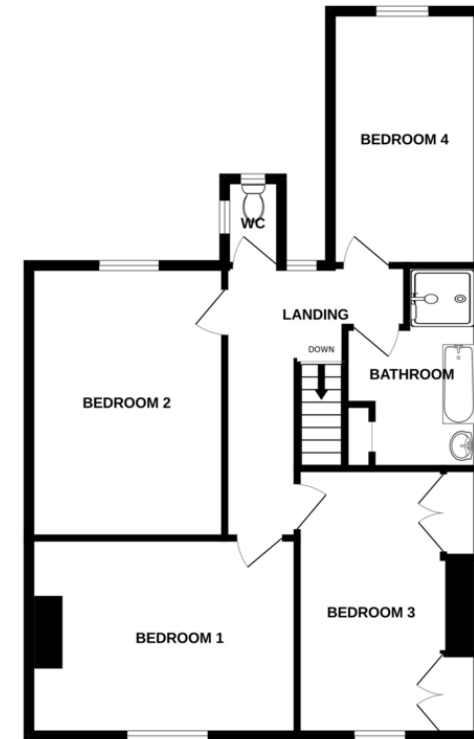
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1672sq.ft. (155.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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