



JULIE PHILPOT  
RESIDENTIAL



## 102 Priorsfield Road | Kenilworth | CV8 1BZ

£420,000

Situated on the popular 'Castle' side of town is this well planned and extended semi detached house which is within walking distance of sought after primary schools, open countryside, Abbey Fields, the old High Street and Kenilworth Castle. The property provides generous family living space with a through lounge/diner, kitchen with gloss units, conservatory which is a games room at present and a further family room/home office having previously been a dance studio. On the first floor are three bedrooms and the bathroom. Outside is plenty of driveway parking, garage and attractive, mature and sunny garden to the rear.

- No Chain Involved
- Three Bedrooms
- Lounge, Conservatory and Family Room
- Popular Location



## Property Description

### **DOOR TO:**

Enclosed porch and further door to:

### **ENTRANCE HALL**

With radiator and understairs storage cupboard.

### **LOUNGE/DINER**

23' 7" x 11' 7" (7.19m x 3.53m) Narrows to 8'9 in dining area

A light, airy and spacious through lounge/diner with two radiators, feature brick built fireplace and sliding patio door to:

### **CONSERVATORY / GAMES ROOM**

18' 4" x 12' 2" (5.59m x 3.71m)

With tiled floor, radiator, garden views, and sliding patio door to:

### **STUDIO/FAMILY ROOM/OFFICE**

20' 4" x 6' 4" (6.2m x 1.93m)

A versatile space which can provide flexibility in use depending upon the owners requirements. Door to garage and garden.

### **CLOAKROOM**

With W.C and wall mounted basin. Complementary tiling.

### **KITCHEN**

11' 6" x 8' 7" (3.51m x 2.62m)

Having a range of cream gloss cupboard and drawer units set under contrasting worktops and matching wall units. Inset one and a half stainless steel sink unit, space and plumbing for tall fridge/freezer, wall mounted electric oven and five burner gas hob with stainless steel extractor hood over.

### **FIRST FLOOR LANDING**

With airing cupboard having fitted shelving. Access to roof storage space via pull down loft ladder.

### **BEDROOM ONE**

12' 0" x 11' 1" (3.66m x 3.38m)

With radiator.

### **BEDROOM TWO**

12' 0" x 9' 1" (3.66m x 2.77m)

With radiator, rear garden views and built in wardrobes.

### **BEDROOM THREE**

7' 5" x 7' 7" (2.26m x 2.31m)

With radiator.

### **BATHROOM**

Having a white suite comprising 'P' shaped panelled bath with curved shower screen, pedestal wash basin and W.C. Heated towel rail and complementary tiling.

### **OUTSIDE**

### **GARAGE / STORE**

7' 1" x 11' 2" (2.16m x 3.4m)

With timber double doors, light, power and Worcester wall mounted gas boiler.

### **GARDEN**

To the rear of the property is an attractive garden which enjoys plenty of sunshine, benefits from a full width patio, area of lawn and well stocked shrubbery borders. To the rear is an area for a kitchen/vegetable garden. Timber fencing forms the boundaries.



# Tenure

Freehold

# Council Tax Band

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

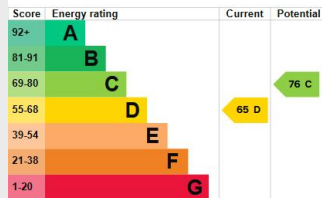
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

## Energy rating and score

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

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



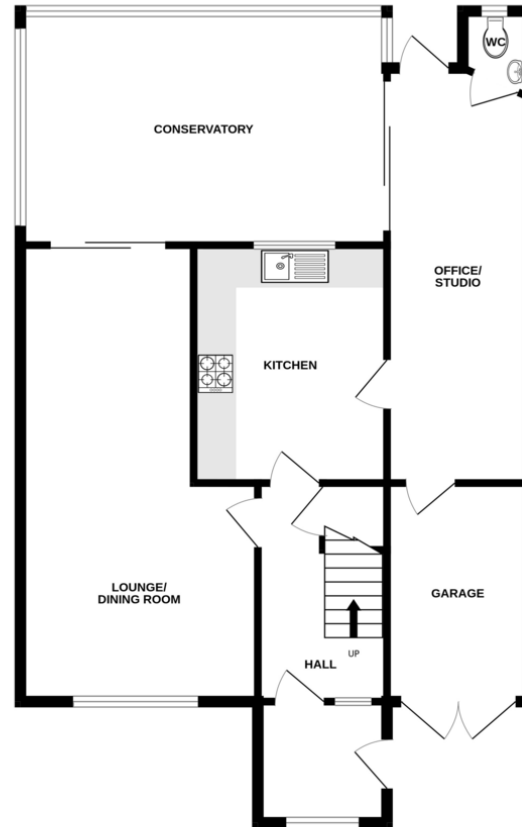
The graph shows this property's current and potential energy rating.

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.

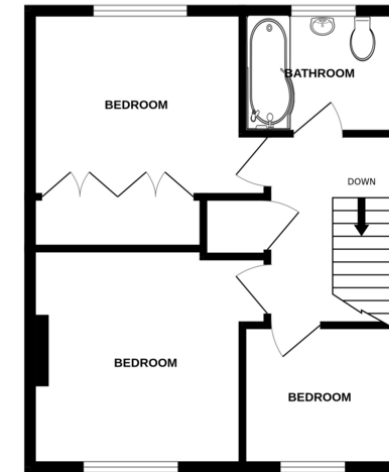
For properties in England and Wales:

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

GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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