



JULIE PHILPOT
RESIDENTIAL



14 Denton Close | Kenilworth | CV8 1BL

£220,000

A deceptively spacious, well presented first floor semi detached duplex maisonette with a large loft conversion, two bedrooms and two bathrooms. The property provides very well planned living to include a large, light and airy lounge/diner enjoying morning sun with the sunshine then in the garden and bedroom during the afternoon. This super property, located close to the entrance into Denton Close, must be viewed in order to appreciate the flexible layout and overall amount of space available. Outside is a sunny west facing private garden to the rear which is ideal for entertaining. The property is immediately available with 'No Chain' involved.

- No Chain Involved
- Two Double Bedrooms
- Two Bathrooms
- Private Garden To Rear



Property Description

DOOR TO

STAIRCASE TO FIRST FLOOR

LOUNGE

14' 4" x 10' 11" (4.37m x 3.33m)

A large and light room which is open in design with the dining room to create spacious living. Radiator.

DINING ROOM

10' 9" x 6' 2" (3.28m x 1.88m)

With radiator and storage cupboard.

KITCHEN

10' 6" x 9' 2" (3.2m x 2.79m)

With rear garden aspect and an extensive range of cupboard and drawer units with matching wall cupboards. Space and plumbing for washing machine, four ring gas hob, wall mounted double oven and built in microwave.

DOUBLE BEDROOM

12' 3" x 9' 10" (3.73m x 3m)

With radiator and rear garden views..

BATHROOM

Having panelled bath, w.c and wash basin. Complementary tiling.

STAIRCASE TO CONVERTED LOFT ROOM

LARGE MASTER BEDROOM

13' 6" x 10' 11" (4.11m x 3.33m)

Having a range of built in wardrobes, two Velux windows and radiator. Door to:

EN-SUITE BATHROOM

Having panelled bath, w.c. and wash basin.

OUTSIDE

GARDEN

To the rear is the garden with gated entrance and plenty of space for outdoor dining. The garden also enjoys a sunny south west facing aspect.

TENURE & GROUND RENT

The property is Leasehold, held on a term of 125 years from 24th June 2005. The Ground Rent is £125.00 per year and there are no service charges.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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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.

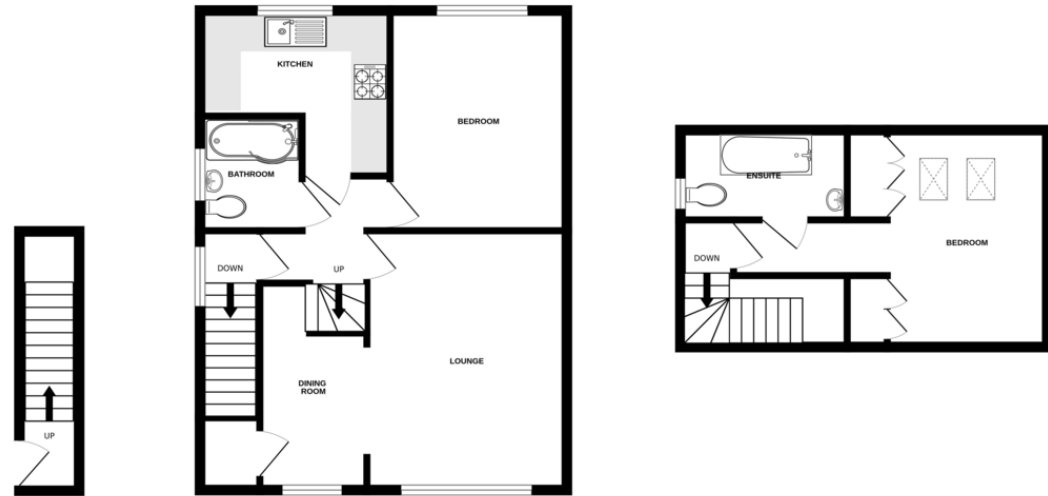
For properties in England and Wales:

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

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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