



JULIE PHILPOT
RESIDENTIAL



1 Elmbank Road | Kenilworth | CV8 1AL

A superb opportunity to purchase this well planned detached family home in a very sought after residential location which is within easy walking distance of the old High Street, Abbey Fields, Priors Field and St Augustine's Primary Schools. This is a much loved family home offering the chance for a new buyer to further extend and modernise. The location, as mentioned, is very desirable with the house having nice views to the front and rear.

£595,000

- Viewing Essential
- Great Opportunity To Extend & Further Modernise
- Four Bedrooms
- Attractive Gardens



Property Description

DOOR TO

ENTRANCE HALL

With understairs storage space and radiator.

CLOAKROOM

With modern circular vanity basin having double cupboard under and a concealed cistern w.c. with storage area over.

'L' SHAPED LOUNGE/DINER

23' 0" x 19' 6" (7.01m x 5.94m)

A large living room with dining area to the side, dual aspect windows with pleasant views and timber fire surround with marble infill and hearth. Two wall light points, three radiators and patio door to rear garden.

'L' SHAPED KITCHEN/BREAKFAST ROOM

15' 2" x 16' 1" (4.62m x 4.9m) Max

Having an extensive range of modern white gloss cupboard and drawer units with matching wall cupboards, a Rangemaster range cooker with stainless steel splashback and extractor hood over. Single drainer sink unit, round edged worksurfaces, housing for side by side fridge/freezer and space for breakfast table and chairs. Amtico flooring.

UTILITY ROOM

8' 1" x 5' 3" (2.46m x 1.6m)

Having side entrance door, stainless steel sink unit with cupboards under and wall cupboards over, space and plumbing for washing machine and door to boiler cupboard housing the Potterton floor standing gas boiler.

FIRST FLOOR LANDING

BEDROOM ONE

11' 8" x 10' 4" (3.56m x 3.15m) Exc Wardrobes

Having a range of professionally designed and fitted wardrobes to include three doubles, two singles and a further double central unit with drawers under.

BEDROOM TWO

11' 8" x 11' 3" (3.56m x 3.43m)

With a large range of built in wardrobes and a corner central dressing table unit.

BEDROOM THREE

11' 11" x 7' 2" (3.63m x 2.18m)

With garden views, built in wardrobes and radiator.

BEDROOM FOUR

8'2" x 7'2" (2.50m x 2.20m)

With garden views, built in wardrobes and radiator.

BATHROOM

With access to roof storage space via pull down loft ladder. A fully tiled bathroom with panelled bath, pedestal wash basin, w.c., and separate corner shower enclosure. Airing cupboard housing hot water cylinder.

OUTSIDE

SINGLE GARAGE

With electric roller door, light, power, side entrance door and shelving.

PARKING

To the front of the property is ample parking for several vehicles as well as a car port.

GARDENS

The front garden has an area of lawn. At the side is gated access and a path that leads to the attractive rear garden primarily laid to lawn with patio area.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

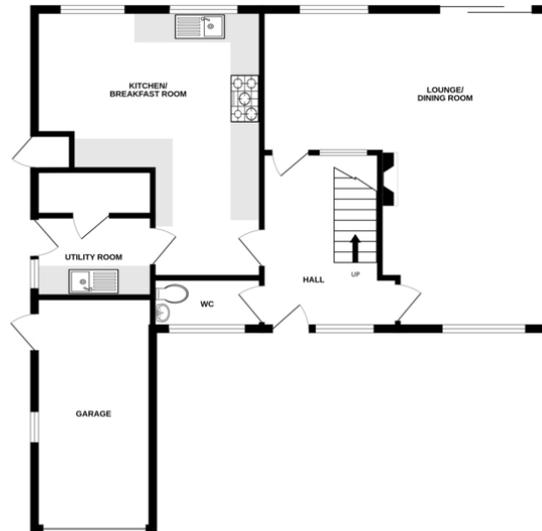
T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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

GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.

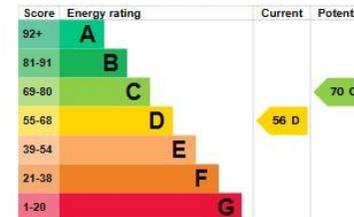


TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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