



JULIE PHILPOT
RESIDENTIAL



4 Roseland Road | Kenilworth | CV8 1GB

£279,950

A spacious, well presented and recently improved property with character features that provides well planned accommodation to include two double bedrooms, a large first floor bathroom, attractive living room and newly refitted kitchen. This delightful property has many attractive period features to include fireplaces and original doors with the benefit of a courtyard garden that is easy to maintain. The location is ideal for town and for commuting with bus services and train station within a short walk.

- No Chain Involved
- Two Double Bedrooms
- Modern Re-Fitted Kitchen
- Courtyard Garden, Easily Maintained



Property Description

DOOR TO

ENTRANCE HALL

With inset matwell and staircase to first floor.

LOUNGE

13' 0" x 10' 11" (3.96m x 3.33m)

Having period feature fireplace with 'floating' shelving to either side, walk in bay window, modern wall panelling and radiator. Door to:

RE-FITTED KITCHEN

10' 11" x 12' 6" (3.34m x 3.82m)

Having been professionally re-fitted in June 2025 with an extensive range of cupboard and drawer units and matching wall cupboards. Belfast sink unit, and integrated appliances to include a dishwasher, under counter fridge and freezer, range cooker and extractor hood. Island unit to include a breakfast bar, built in wine rack, radiator and wall mounted Vaillant gas boiler. There is also direct access to a very large walk in storage cupboard and a pantry.

UTILITY STORE

This storage area has space and plumbing for the washing machine.

FIRST FLOOR LANDING

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

A large double bedroom located to the front of the property with feature fireplace, radiator and wall panelling. This room also has a door to the side that leads to an additional walk in spacious wardrobe.

BEDROOM TWO

11' 0" x 8' 0" (3.35m x 2.44m)

A second double room located to the rear of the property with a radiator and feature wall panelling.

BATHROOM

A spacious bathroom with panelled bath having shower over, pedestal wash basin, w.c., radiator and complementary tiling. Built in storage cupboard.

OUTSIDE

REAR GARDEN

To the rear of the property is a nice courtyard style garden which provides low maintenance whilst providing space for outdoor dining. To the side is a raised bed for shrubs with timber fencing and natural walling providing the boundaries.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

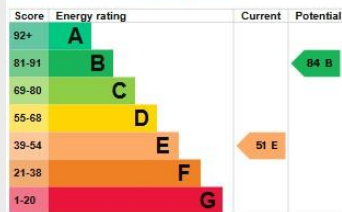
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

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



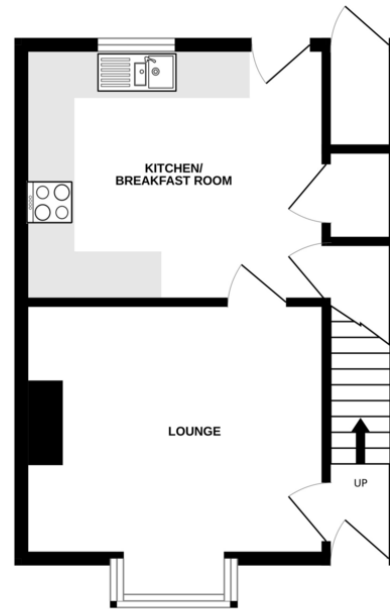
The graph shows this property's current and potential energy rating.

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.

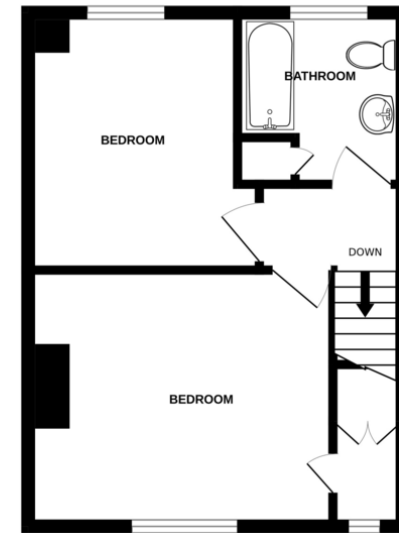
For properties in England and Wales:

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

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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