



JULIE PHILPOT
RESIDENTIAL



25 Mill End | Kenilworth | Warwickshire | CV8 2HP

Situated in a popular and convenient location, this spacious three-bedroom semi-detached home offers excellent potential for improvement and modernisation, making it an ideal opportunity for buyers looking to create a superb family home.

£295,000

- Three Bedroom Semi-Detached Home
- Two Separate Reception Rooms
- Kitchen & Lean-To Conservatory (potential to extend subject to consents)
- Generous Garden and Driveway Parking



FULL DESCRIPTION

The property features two well-proportioned reception rooms together with a conservatory overlooking the rear garden, providing additional living space. While the kitchen is currently compact, the lean-to conservatory presents an ideal opportunity for refurbishment or incorporation into a larger kitchen extension, subject to the necessary consents. To the first floor are three good-sized bedrooms and a family bathroom, while the ground floor also benefits from the convenience of a separate WC. Outside, the property enjoys a generous rear garden together with off-road parking to the front. Ideally situated close to local amenities, schools and transport links, this is an excellent opportunity for first-time buyers, families and investors alike. Early viewing is highly recommended.

RECESSED ENTRANCE PORCH

With front entrance door leading to:

ENTRANCE HALL

With staircase leading to the first floor and door to:

CLOAKROOM

With low level w/c, pedestal wash hand basin with tiled splashback and radiator,

FRONT LOUNGE

11' 2" x 11' 2" (3.4m x 3.4m)

With radiator and tv point.

DINING ROOM

6' 6" x 11' (2m x 3.35m)

With brick built fireplace and patio sliding doors opening onto the conservatory.

CONSERVATORY

11' 2" x 9' 6" (3.4m x 2.9m)

Being of part brick and timber construction with concrete flooring and having timber double opening doors leading out to the rear garden and raised seating area.

KITCHEN

15' 2" x 5' 4" (4.62m x 1.63m)

Fitted with a range of base units with formed worksurfaces over, inset sink unit and tiled splashbacks. Space for gas cooker, space and plumbing for automatic washing machine, space for tall fridge/freezer, wall mounted gas fired central heating boiler, wood laminate flooring and side door to garden.

FIRST FLOOR LANDING

With doors leading off to all rooms.

BEDROOM ONE

11' 6" x 11' 2" (3.51m x 3.4m)

Having rear garden views, radiator, two built in storage/wardrobe cupboards and access to the boarded and insulated loft space.

BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m)

With radiator.

BEDROOM THREE

8' 3" x 6' 1" (2.51m x 1.85m)

With radiator.

BATHROOM

5' 6" x 5' 2" (1.68m x 1.57m)

Having a white suite comprising low level w/c, pedestal wash hand basin and timber panelled bath with electric shower over. Laminate wood flooring and radiator.

OUTSIDE

DRIVEWAY AND PARKING

The property is block paved to the front providing off road parking.

REAR GARDEN

The generous rear garden is mainly laid to lawn with planted borders and a paved patio area. Steps lead up to a further raised seating area adjoining the house. The garden also benefits from a timber garden/store shed and side pedestrian access.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

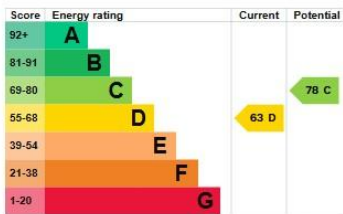
E: sales@juliephilpot.co.uk

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.](#)



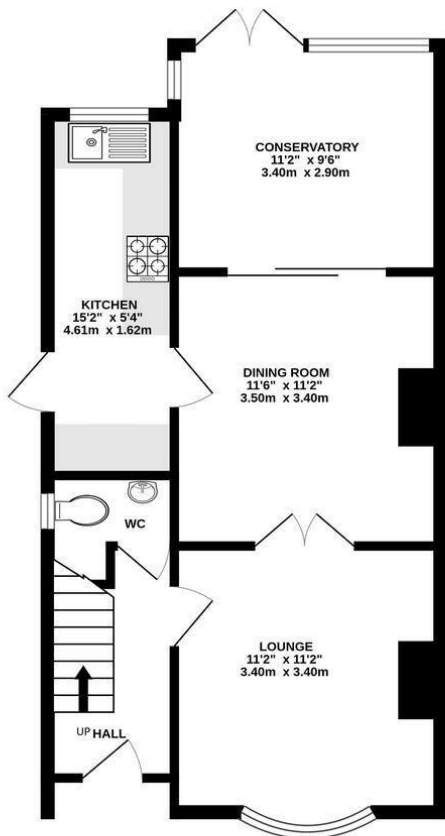
The graph shows this property's current and potential energy rating.

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.

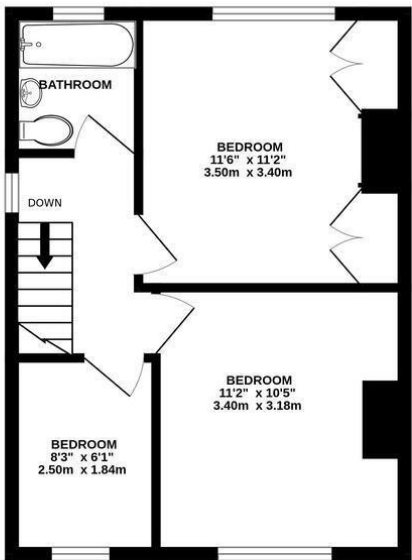
For properties in England and Wales:

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

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustration purposes only.



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