



JULIE PHILPOT
RESIDENTIAL

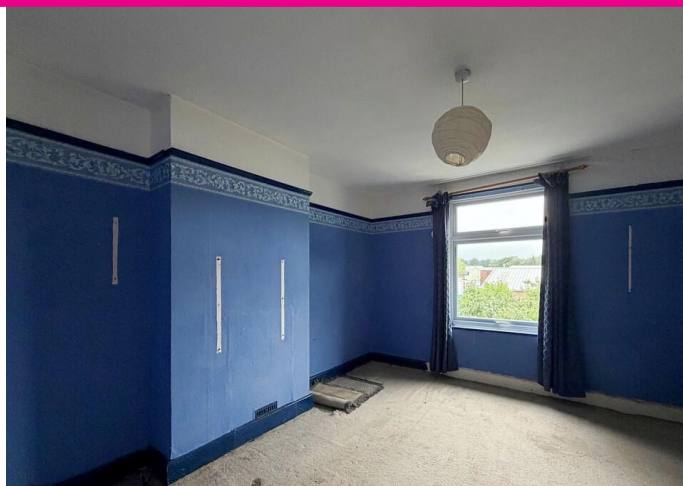


51 Crackley Hill | Coventry Road | Kenilworth | CV8 2EE

£350,000

An ideal opportunity to purchase this traditional and well planned semi detached house providing scope for full modernisation, improvement and extension (subject to obtaining the necessary permissions and consents). The property is in a popular location with The Greenway, Kenilworth Common, open countryside and local social and shopping amenities being within easy reach. The house is also on the bus service for Leamington and Coventry.

- No Chain Involved
- Three Bedrooms
- Full Modernisation Required
- Generous Size Gardens



Property Description

DOOR TO

ENTRANCE HALL

With radiator, understairs storage cupboard and staircase to first floor.

LOUNGE

14' 3" x 11' 2" (4.34m x 3.4m)

With walk in bay window, radiator, three wall light points, picture rail and feature fireplace. Archway to:

DINING ROOM

14' 0" x 11' 2" (4.27m x 3.4m)

Having original feature fireplace, picture rail, radiator and three wall light points. French double doors to conservatory.

KITCHEN

11' 2" x 5' 9" (3.4m x 1.75m)

With cupboards, sink unit, wall mounted double oven and wall mounted Worcester gas boiler. Door to conservatory.

CONSERVATORY/UTILITY

16' 5" x 6' 5" (5m x 1.96m)

Having built in worktop, plumbing for washing machine, wall mounted heater and French double doors to rear garden.

FIRST FLOOR LANDING

With built in storage cupboard and access to roof storage space.

BEDROOM ONE

15' 1" x 11' 1" (4.6m x 3.38m)

With walk in bay window and radiator.

BEDROOM TWO

13' 2" x 11' 5" (4.01m x 3.48m)

With radiator.

BEDROOM THREE

7' 8" x 6' 1" (2.34m x 1.85m)

With radiator.

BATHROOM/WET-ROOM

7' 6" x 5' 5" (2.29m x 1.65m)

Having been converted to provide a wet room with wall hanging wash basin, w.c and shower with curtain rail over. Extractor fan and radiator.

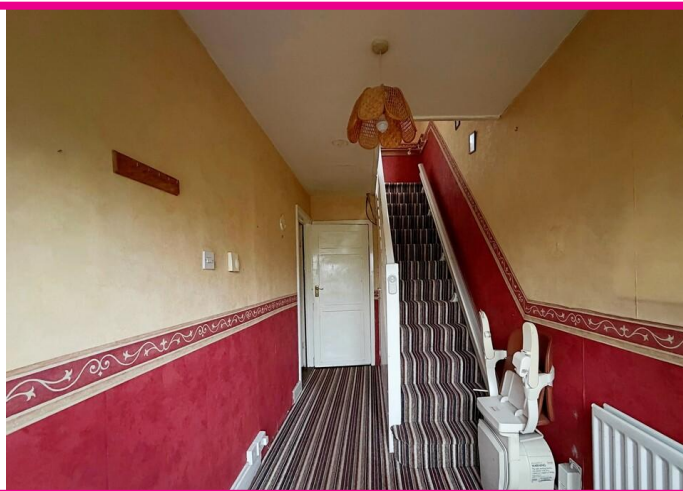
OUTSIDE

PARKING

There is a spacious driveway to the front of the property providing parking for several vehicles as well as access to the rear.

GARDENS

The property is set well back from the road with a long foregarden having lawn and mature shrubbery borders. The rear garden is mature and well stocked with the added benefit of garden storage and access onto Princes Drive.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

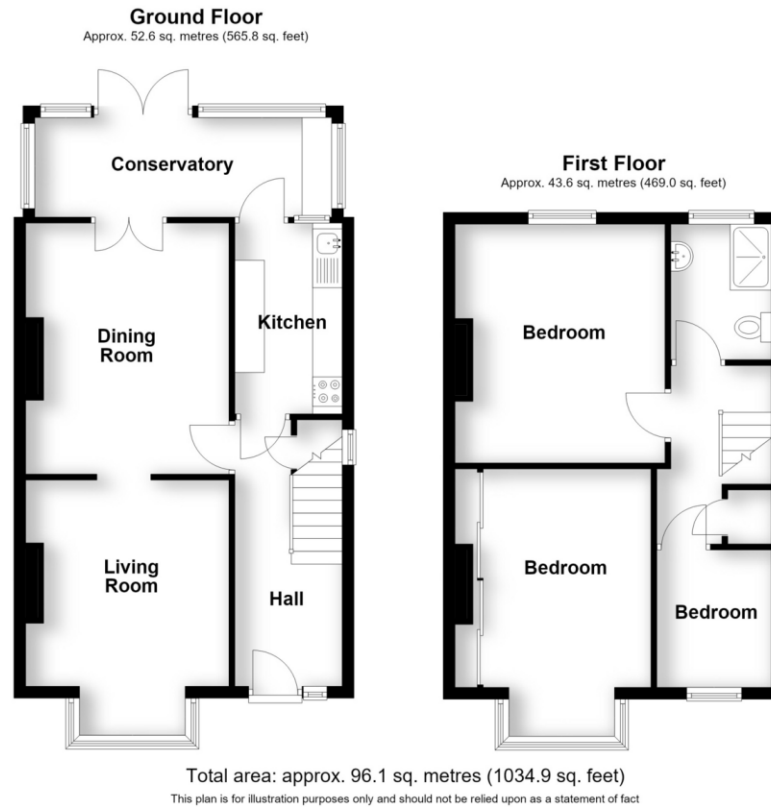
Strictly by appointment

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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 and 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