



JULIE PHILPOT
RESIDENTIAL



7 St. Marys Court | Kenilworth | CV8 1JH

A well planned and spacious four bedroom townhouse in this sought after, small and secure, gated community within walking distance of Kenilworth town centre. This property also includes a garage, two bathrooms and a low maintenance and sunny rear garden. The property is in a popular location, close to an array of local amenities including shops, cafes and restaurants all within a few minutes walk.

£425,000

- Town Centre Gated Community
- Four Bedrooms and Two Bathrooms
- Allocated Parking and Garage
- No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

With radiator and door to:

LOUNGE

11' 8" x 13' 5" (3.56m x 4.09m)

With bay window and radiator.

INNER HALL

With radiator, built in storage cupboard and dog leg staircase rising to the first floor landing.

CLOAKROOM

With w.c., vanity wash basin having double cupboards under and tiled splash back, radiator and extractor fan.

KITCHEN/DINER

13' 4" x 9' 7" (4.06m x 2.92m)

With French double doors leading to the south west facing rear garden. The kitchen/diner includes an extensive range of cupboard and drawer units with matching wall cupboards. Stainless steel sink units, Hotpoint electric oven and four ring gas hob with extractor hood over. Space for tall fridge/freezer, space and plumbing for washing machine and dishwasher and radiator. There is plenty of space for a dining table and chairs.

FIRST FLOOR LANDING

With radiator and staircase rising to the second floor.

BATHROOM

8' 9" x 5' 6" (2.67m x 1.68m)

Having vanity wash basin with storage cupboard under, panelled bath with mixer tap/shower attachment and curtain rail over, w.c., radiator, extractor fan and complementary tiling.

BEDROOM TWO

13' 5" x 7' 5" (4.09m x 2.26m)

To the rear of the property with radiator and large built in storage cupboard/wardrobe.

BEDROOM THREE

12' 2" x 7' 3" (3.71m x 2.21m)

To the front of the property with radiator.

BEDROOM FOUR

12' 2" x 5' 8" (3.71m x 1.73m)

To the front of the property with radiator.

SECOND FLOOR

MASTER BEDROOM

12' 8" x 11' 3" (3.86m x 3.43m)

To the front of the property with large built in wardrobe and radiator.

SHOWER ROOM

With large shower enclosure having a Mira shower and glazed screen door, pedestal wash basin, w.c. and radiator. Velux window and storage cupboard housing the boiler and fitted shelving.

OUTSIDE

REAR GARDEN

Enjoying a sunny Southwest facing aspect with composite decking for low maintenance. Outdoor tap and outdoor sink, timber shed and a gate for pedestrian access to the rear.

SINGLE GARAGE AND PARKING

There is a single garage located to the front of the property, with power and light, under eaves storage space and exterior EV charging point. There is a driveway to the front of the garage.

SERVICE CHARGE

There is a Service Charge payable for the upkeep of the communal areas, pathway, drive and electric gates. The charges are currently £45 per month (2024/25).



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

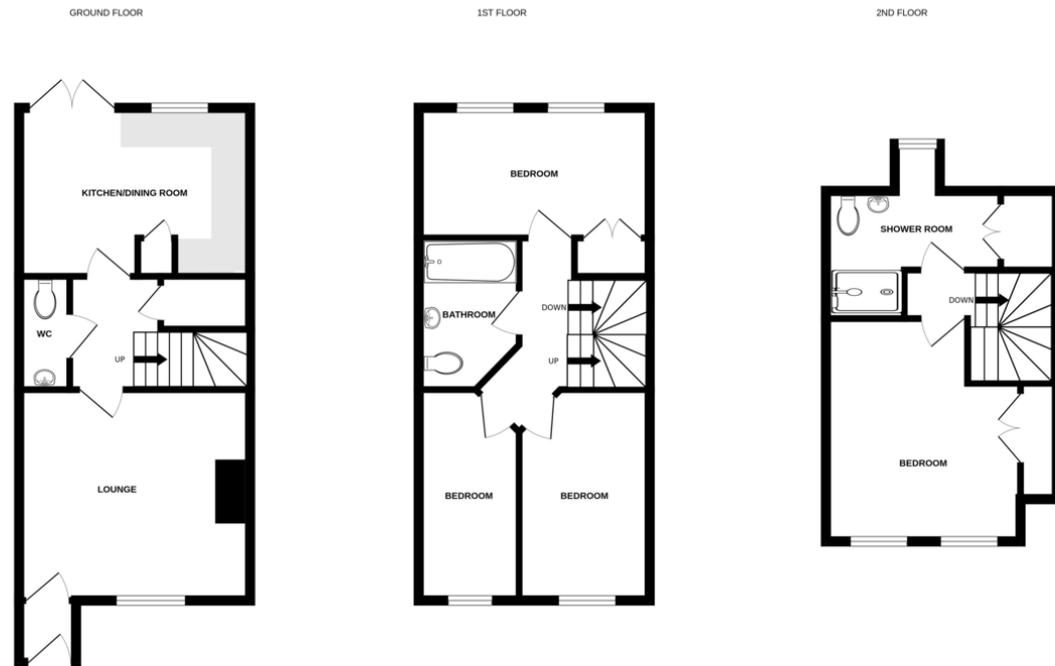
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measurements are approximate. Not to scale. Illustrative purposes only
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This property's energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		