



JULIE PHILPOT
RESIDENTIAL



5 Berkeley Road | Kenilworth | CV8 1AQ

£635,000

A spacious, tastefully presented, well planned, refurbished and recently modernised detached property on the very sought after 'castle' side of town. There is a large entrance hall, spacious, extended and flexible design living room, conservatory, refitted kitchen, cloakroom and three bedrooms with ensuite to the master bedroom. The gardens are very pleasant, landscaped and private to the rear and well stocked. The property is available with 'No Chain' involved and viewing is highly recommended.

- No Chain Involved
- Tastefully Improved & Modernised
- Master With Ensuite
- Garage & Driveway Parking



Property Description

DOOR TO:

ENTRANCE HALL

A large, welcoming and extended entrance hall with laminate flooring, radiator and understairs storage space. Internal door to garage.

CLOAKROOM

With W.C, vanity wash basin having cupboard under and radiator.

MODERN REFITTED KITCHEN

12' 1" x 8' 8" (3.68m x 2.64m)

Having an extensive range of cupboard and drawer units with matching wall cupboards. Inset one and a half bowl Franke stainless steel sink unit with mixer tap over, waste disposal and cupboard under. Integrated washer/dryer, under counter fridge, Zanussi five burner gas hob with stainless steel extractor hood over and electric oven under. Built in microwave. Complementary worktops and French double doors providing direct access to rear garden.

'L' SHAPED LIVING ROOM

19' 0" x 24' 4" (5.79m x 7.42m)

Having two radiators and wall mounted contemporary gas fire. A lovely large room.

CONSERVATORY

12' 9" x 10' 8" (3.89m x 3.25m)

With pitched roof, two wall electric panel heaters and laminate flooring.

FIRST FLOOR LANDING

With access to roof storage space via pull down timber loft ladder.

MASTER BEDROOM

13' 9" x 10' 3" (4.19m x 3.12m)

Having radiator and range of built in wardrobes with sliding doors. Door to:

EN-SUITE SHOWER ROOM

With corner shower enclosure having curved sliding doors, vanity wash basin with double cupboard under and concealed cistern W.C, complementary tiling and radiator.

BEDROOM TWO

13' 0" x 9' 5" (3.96m x 2.87m)

A second good size double bedroom with built in wardrobes, desk/dressing table having shelving over and radiator.

BEDROOM THREE

8' 11" x 8' 0" (2.72m x 2.44m)

Currently used as a study with laminate flooring, radiator and rear garden views.

MODERN RE-FITTED BATHROOM

Having a spa bath with separate monsoon shower adjacent. Vanity basin with double cupboard under and concealed cistern W.C. Complementary tiling and heated towel rail.

OUTSIDE

The property is nicely set back from the road with driveway parking leading to the garage.

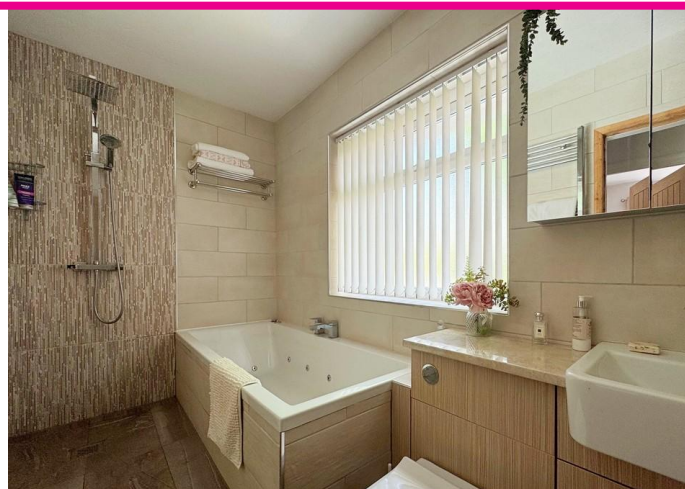
GARAGE

15' 9" x 9' 6" (4.8m x 2.9m)

Having electric up and over door, light, power, side entrance door, internal door to entrance hall and wall mounted Viallant gas boiler. Belfast sink unit, round edged work surface and space for appliances under.

GARDENS

The front garden has an area of lawn with gated access at the side leading to the attractive rear garden enjoying a high degree of privacy with paved patio and sunny seating areas plus area of lawn and well established, mature, shrubbery borders.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

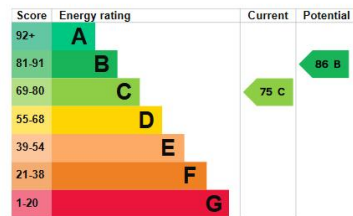
E: sales@juliephilpot.co.uk

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Energy rating and score

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

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



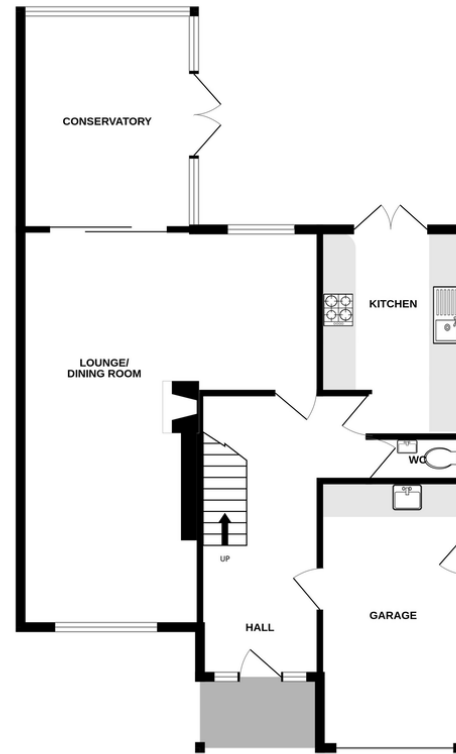
The graph shows this property's current and potential energy rating.

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.

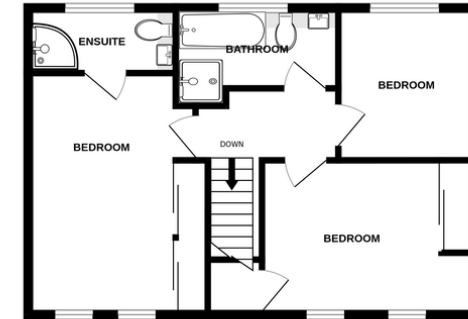
For properties in England and Wales:

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

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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