



JULIE PHILPOT
RESIDENTIAL



61 Park Hill | | Kenilworth | CV8 2JF

A spacious and extended semi detached property immediately available with 'No Chain Involved'. The property is set in a slightly elevated position within this popular and convenient location. The accommodation provides well planned living and enjoys lots of natural light. There is a loft conversion which is the master bedroom with en-suite, there are two further double bedrooms, a family bathroom and the study on the first floor. Whilst on the ground floor is a large living room, kitchen and garden room having direct garden access. The rear garden is very attractive, has a sunny south west facing aspect and leads to the garage.

£415,000

- Extended Family Home With No Chain Involved
- Three Double Bedrooms, Master En-Suite
- Large Lounge/Diner, Garden Room & Study
- Garage To The Rear



Property Description

DOOR TO

ENTRANCE HALL

With radiator, understairs storage cupboard and smoke detector. Door to:

LOUNGE/DINER

26' 6" x 11' 6" (8.08m x 3.51m)

A spacious, light and airy room with wall mounted TV bracket, Honeywell central heating thermostat, two radiators and French doors to:

GARDEN ROOM

12' 4" x 6' 8" (3.76m x 2.03m)

Having insulated roof, French double doors provide direct access to the rear garden. Electric wall panel heater.

KITCHEN

11' 1" x 9' 2" (3.40m x 2.80m)

Having a range of cream cupboard and drawer units and matching wall cupboards, contrasting round edged work surfaces, four ring gas hob having extractor hood over and wall mounted AEG electric oven with cupboards above and below. One and a half bowl sink unit, space and plumbing for dishwasher, space for under counter fridge. Radiator and door to:

UTILITY AREA

Having space and plumbing for a washing machine, space for side by side fridge/freezer, wall cupboards and rear entrance door.

FIRST FLOOR LANDING

With smoke detector.

BATHROOM

7' 1" x 7' 9" (2.16m x 2.36m)

Having panelled bath with shower and folding screen. Pedestal wash basin, W.C, complementary tiling and storage cupboard. Radiator.

BEDROOM TWO

11' 9" x 9' 3" (3.58m x 2.82m)

With radiator, pleasant aspect and built in wardrobes.

BEDROOM THREE

10' 2" x 10' 6" (3.1m x 3.2m)

With rear garden views, radiator and built in wardrobe.

HOME OFFICE

7' 2" x 4' 3" (2.20m x 1.32m)

With radiator an pleasant elevated aspect.

STAIRCASE TO LOFT ROOM

MASTER BEDROOM

11' 5" x 13' 6" (3.48m x 4.11m)

With lovely elevated rooftop views and wall to wall range of built in wardrobes. Door to

EN-SUITE SHOWER ROOM

Having a corner shower enclosure, vanity wash basin with double cupboard under, W.C, radiator and complementary tiling.

OUTSIDE

FRONT GARDEN

The property is approached from Park Hill via a few steps with natural walling to the front and a very attractive garden with lawn and mature shrubbery borders.

REAR GARDEN

Gated access at the side of the property and also gated access from a service road to the rear of the house leads to the attractive and sunny landscaped garden. There is a secluded composite patio area, plus lawn and easily maintained shrubbery borders. timber fencing forms the boundaries.

GARAGE

To the rear of the property is a single garage with a recently replaced up and over door and a personal door providing direct garden access. The garage is reached via a service road, accessed from Holmewood Close.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

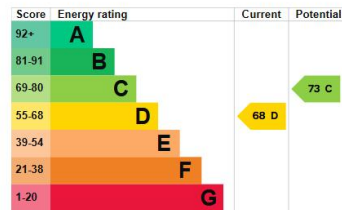
E: sales@juliephilpot.co.uk

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.](#)



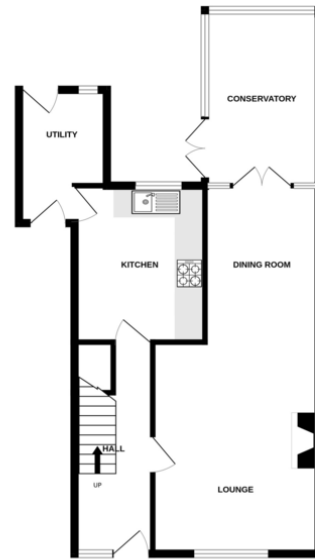
The graph shows this property's current and potential energy rating.

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.

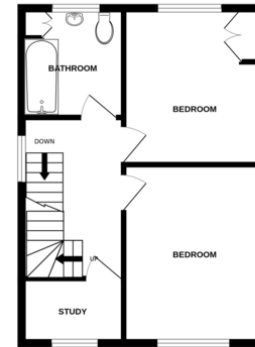
For properties in England and Wales:

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

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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