



JULIE PHILPOT
RESIDENTIAL



28 Highland Road | |Kenilworth | CV8 2ET

An opportunity to purchase this detached bungalow on a well established and generous size plot with elevated views to the front. The property offers great scope for further development and modernisation, many similar homes within this location have extended to create large open plan living as well as loft/dormer conversions to provide additional bedrooms with en-suites. This much loved family home is on the market for the first time in over 40 years and represents an exciting opportunity for the next owner to create their ideal home.

£550,000

- No Chain Involved
- Modernisation & Development Opportunity
- Flexible Design At Present
- Mature Gardens



Property Description

DOOR TO

ENTRANCE HALL

A spacious entrance hall with two wall light points, radiator, central heating thermostat and built in cloaks cupboard.

LOUNGE

17' 0" x 12' 5" (5.18m x 3.78m)

Having elevated views, radiator, two wall light points and original brick built fireplace.

BEDROOM ONE

11' 7" x 11' 7" (3.53m x 3.53m)

Located to the front of the property having elevated views, radiator and built in wardrobes.

BATHROOM

11' 6" x 5' 4" (3.51m x 1.63m)

Having a large walk in shower with glazed shower screen. Radiator, w.c. pedestal wash basin and ceramic tiling. Airing cupboard housing insulated hot water cylinder. Access to roof storage space via pull down loft ladder.

KITCHEN/BREAKFAST ROOM

16' 6" x 11' 4" (5.03m x 3.45m)

Having an extensive range of cupboard and drawer units with matching wall cupboards and breakfast bar. Double bowl sink unit, slot in gas cooker, space and plumbing for washing machine and space for tall fridge/freezer. Wall mounted Worcester gas boiler. Radiator and door to rear garden.

DINING ROOM

12' 5" x 11' 8" (3.78m x 3.56m)

Located to the rear next to the kitchen with a radiator and rear garden views.

BEDROOM/STUDY

11' 5" x 7' 6" (3.48m x 2.29m)

With rear garden views, radiator and two wall light points.

CLOAKROOM

With w.c and wash basin.

STEPS UP TO

BEDROOM TWO

14' 2" x 7' 6" (4.32m x 2.29m)

Located to the front of the property having elevated views and radiator.

OUTSIDE

INTEGRAL GARAGE

14' 9" x 7' 6" (4.5m x 2.29m)

Having up and over door, light and power.

FRONT GARDEN

The property is set on a slightly elevated position having steps that lead up to the main entrance door. The front garden is well established with a wide variety of shrubs and plants. A dwarf brick retaining wall forms the front boundary. Gated access and a path at the side leads to the:

REAR GARDEN

This garden is mature, benefits from a sunny south-westerly aspect and is well stocked with a wide variety of well established shrubs and specimen trees. There is also a full width patio seating area and an area of lawn with fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

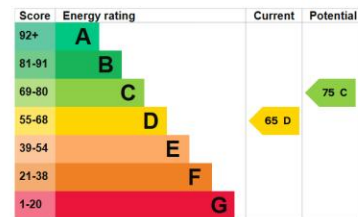
E: sales@juliephilpot.co.uk

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.](#)

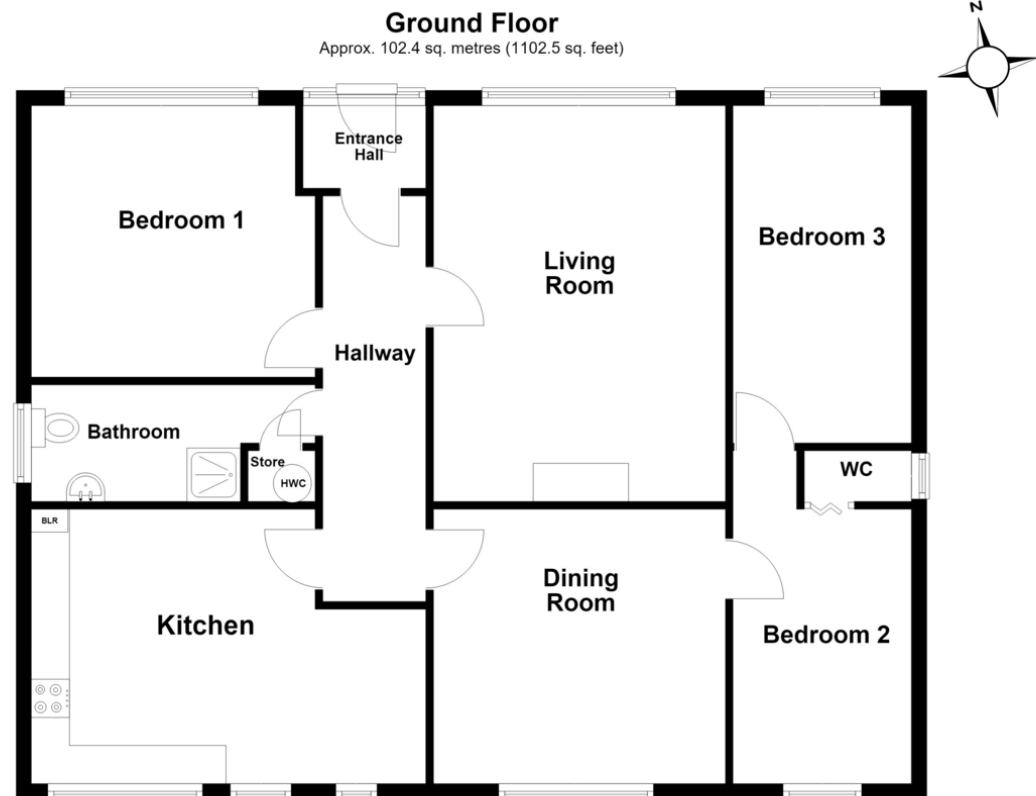


The graph shows this property's current and potential energy rating.

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



28 Highland Road, -



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