



JULIE PHILPOT
RESIDENTIAL



52 Grange Avenue | Kenilworth | CV8 1DD

A superb, well planned, extended semi detached property providing spacious accommodation with the added benefit of four bedrooms and a generous corner plot with sunny gardens. This is a lovely, well presented home having been improved by the sellers to include a professionally re-fitted kitchen, breakfast room and bathroom, ground floor cloakroom, replacement windows, oak internal doors, interior redecoration and window shutters.

£500,000

- No Chain Involved
- Spacious Extended Property
- Open Plan Kitchen/Diner
- Four Bedrooms



DOOR TO

ENTRANCE HALL

Having Karndean flooring, radiator with cover over, understairs storage space and smoke detector.

CLOAKROOM

With W.C, wall mounted wash basin and radiator.

LOUNGE

13' 9" x 11' 2" (4.19m x 3.4m)

With gas fired log burner on slate hearth, radiator with cover over and window shutters. Built in storage units and fitted shelving to side of fireplace. Open access to:

DINING ROOM

12' 1" x 9' 4" (3.68m x 2.84m)

With radiator and radiator cover over.

EXTENDED KITCHEN/DINER 'L' SHAPE

17' 3" x 11' 6" (5.26m x 3.51m)

A modern, professionally designed, extended and refitted kitchen/breakfast room having an extensive range of cupboard and drawer units, including deep pan drawers, Corian worktops including sink drainer and extending to create breakfast bar. Quooker hot water tap. Tall broom cupboard. Underfloor heating with Karndean flooring. Neff 5 burner gas hob with Neff glass and stainless steel extractor hood over, Neff wall mounted double oven and Siemens integrated fridge/freezer, Neff dishwasher and wine fridge. French doors to rear garden. In breakfast/dining area is a built in storage unit with Corian worktop. This room enjoys lots of natural light.

UTILITY ROOM

With cupboard housing Vaillant gas boiler. Further utility cupboard with space and plumbing for a washing machine and space above for tumble dryer. Corian worktop, cupboards under and wall cupboards over. Side door and further storage cupboard.

FIRST FLOOR LANDING

With central heating thermostat, smoke detector.

RE-FITTED BATHROOM

6' 7" x 7' 8" (2.01m x 2.34m)

Professionally refitted in a wet room style with underfloor heating, large walk in shower, glazed screen, Porcelanosa wall and floor tiling. Vanity unit with cupboard under and concealed cistern w.c. Heated towel rail. Built in storage unit.

BEDROOM ONE

10' 7" x 14' 1" (3.23m x 4.29m)

A double bedroom to the front with laminate flooring, window shutters, built in double wardrobe with matching drawer storage unit and radiator.

BEDROOM TWO

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

A second double bedroom to the rear with laminate flooring, radiator and deep built in storage cupboard.

BEDROOM THREE

11' 0" x 6' 9" (3.35m x 2.06m)

Currently a dressing room and home office. With large built in wardrobe and open shelving unit. Laminate flooring and radiator. This can be easily used as a single bedroom.

ACCESS TO:

BEDROOM FOUR/LOFT ROOM

12' 2" x 13' 9" (3.71m x 4.19m)

With radiator. This room is currently a cinema room and can be a fourth bedroom. Under eaves storage and downlights.





OUTSIDE

GARDENS

The property is situated on a generous corner plot with gardens to the front, side and rear. The front has an area of lawn, paved path, stone chippings for easy maintenance and an attractive planting scheme. Mature hedging forms the boundaries. A gate leads to the attractive, sunny side garden which is accessed from the property and is a super sun trap. This part of the garden is where the owners can sit and enjoy outdoor entertaining with plenty of room for outdoor furniture and barbeque / outdoor kitchen. The rear garden with lawn and shrubbery borders has French doors that lead into the kitchen/diner.

SINGLE GARAGE

With up and over door, light and power. This is located to the rear of the property with driveway parking in front of the garage. EV charging point.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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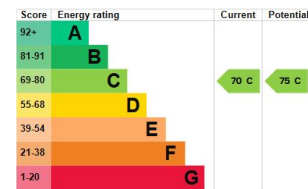
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

This property's energy rating is C. 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