



JULIE PHILPOT
RESIDENTIAL



29 Crackley Hill | Coventry Road | Kenilworth | CV8 2EE

£399,950

A mature family sized home providing spacious and flexible accommodation retaining many traditional features with scope for extending and modernising. The property is set well back from the road with a long front garden, driveway parking for two vehicles and a good size rear garden with further off road parking if desired. There are three bedrooms plus a loft room for occasional use. On the ground floor is the lounge with bay window, a dining room with kitchen and utility/conservatory off. The location is convenient for The Greenway, Kenilworth Common plus schools and bus services.

- Mature, Semi Detached House
- Scope For Extending and Modernising
- Good Size Gardens
- Ample Driveway Parking To Front & Rear



Property Description

ENCLOSED PORCH

Ideal for storage and having a door to

ENTRANCE HALL

With radiator and understairs storage. open access into

LOUNGE

14' 2" x 11' 2" (4.32m x 3.4m) Into Bay
With walk in bay window, French double doors to the front garden and seating area. Radiator.

DINING ROOM

14' 5" x 11' 5" (4.39m x 3.48m)
With radiator and French doors to the conservatory.

KITCHEN

10' 5" x 5' 7" (3.18m x 1.7m)
having a range of cupboard and drawer units with matching wall cupboards and solid oak worktops. Gas cooker as fitted, stainless steel double bowl sink unit and complementary tiling.

CONSERVATORY

16' 5" x 8' 1" (5m x 2.46m)
Currently used as a utility and conservatory with space and plumbing for washing machine and direct access to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE

14' 5" x 11' 5" (4.39m x 3.48m) Into Bay
With radiator.

BEDROOM TWO

13' 8" x 11' 7" (4.17m x 3.53m)
With radiator and double door built in wardrobe.

BEDROOM THREE

8' 0" x 6' 0" (2.44m x 1.83m)
With radiator. This room is used as a study at present.

BATHROOM

Having a 'p' shaped bath with shower over and curved shower screen. Vanity wash basin with cupboard under, w.c., and heated towel rail.

LOFT ROOM

17' 1" x 11' 9" (5.21m x 3.58m)

Accessed via a staircase from the landing, this is a large loft room with newly fitted radiator (Feb 26), has a cupboard housing the Worcester gas boiler and two large Velux windows.

OUTSIDE

PARKING

To the front of the property is driveway parking for two vehicles. To the rear of the property is a secure gated access with hard standing that can also provide additional parking for a motorhome, cars, boats, caravan etc.

FRONT GARDEN

The property is set well back from the road with a very pretty front garden having a lawn and wide variety of well established trees, shrubs and borders.

REAR GARDEN

The sunny rear garden enjoys a west facing aspect with a patio area and is easily maintained with bark chippings and a paved path that leads to the log cabin with light and power connected.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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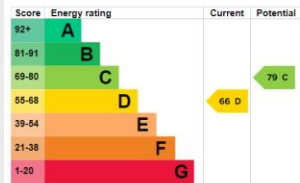
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Energy rating and score

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

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

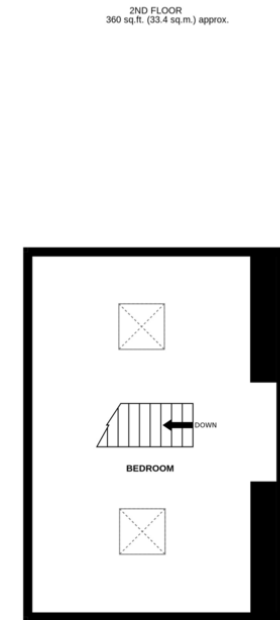


The graph shows this property's current and potential energy rating.

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



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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