



JULIE PHILPOT  
RESIDENTIAL



## 21 Allitt Grove | Kenilworth | CV8 2RZ

An attractive detached property with three bedrooms and mature gardens to the front side and rear being larger than usual for a modern home and enjoying a high degree of privacy with pleasant elevated views. This lovely home is also in a quiet location within easy walking distance of Park Hill Junior School, local shops and the nature reserve. The accommodation provides three bedrooms, a lounge with bay window, kitchen/diner and conservatory. The garage has been partially converted to provide a utility cloakroom.

£425,000

- Viewing Essential
- Quiet, Residential Cul De Sac
- Larger Than Average Gardens
- Three Bedrooms



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With staircase to first floor and storage cupboard.

### **LOUNGE**

17' 0" x 11' 0" (5.18m x 3.35m)

Having bay window allowing in lots of natural light, feature fireplace, radiator and understairs storage cupboard.

### **KITCHEN/DINER**

14' 4" x 9' 1" (4.37m x 2.77m)

Having a range of modern high gloss cupboard and drawer units with matching wall units and additional wall cupboards in the dining area. Single drainer composite sink unit, five ring gas hob with extractor hood over and pan drawers under. Space and plumbing for slimline dishwasher, under counter fridge and Zanussi wall double oven. Further cupboard housing the Worcester boiler. In the dining area is space for dining table and chairs, radiator and door to:

### **CONSERVATORY**

With tiled floor, glazed roof, window blinds and door to rear garden.

### **FIRST FLOOR LANDING**

Having built in storage cupboard and access to roof storage space.

### **BEDROOM ONE**

12' 9" x 8' 2" (3.89m x 2.49m)

With pleasant aspect, radiator and range of built in open wardrobes.

### **BEDROOM TWO**

9' 10" x 8' 3" (3m x 2.51m)

With rear garden views and radiator.

### **BEDROOM THREE**

9' 8" x 6' 1" (2.95m x 1.85m)

With pleasant views, radiator and built in storage cupboard.

### **BATHROOM**

Having panelled bath with shower and curtain rail over, pedestal wash basin and w.c. Complementary tiling and heated towel rail.

### **OUTSIDE**

#### **PARKING**

There is a twin driveway to the front providing parking for two vehicles.

#### **GARAGE**

The garage has been partly converted to provide the utility/cloakroom. The garage area provides storage with access to under eaves storage. There is excellent potential to extend above the garage to create additional accommodation if required (subject to obtaining the necessary planning permissions).

### **UTILITY /CLOAKROOM**

The present sellers have partially converted the garage to provide this useful utility with a w.c., Belfast sink, space and plumbing for washing machine. Light and power are connected.

### **GARDENS**

The gardens are a unique feature to the property offering a high degree of privacy, extending to the front, side and rear. There are also elevated views, areas of lawn, shrubs and a side area that would be ideal as a kitchen/vegetable garden.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

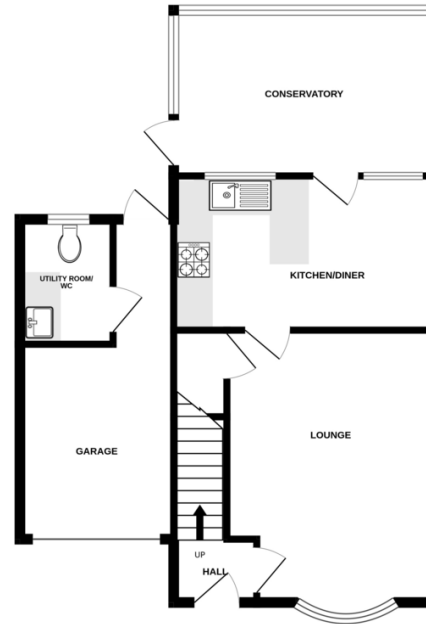
**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

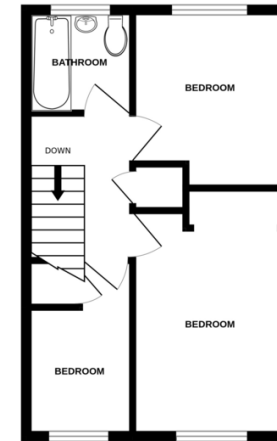
**W:** www.juliephilpot.co.uk

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

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

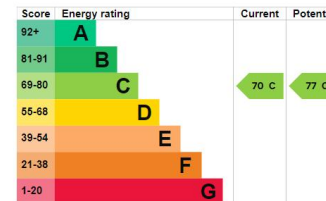


TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy rating and score

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