JULIE PHILPOT
RESIDENTIAL







29 Ilam Park | Kenilworth | CV8 2NU

£395,000

A well planned, modernised and well presented semi detached property within an easy walk for both Park Hill and Kenilworth schools, local shops, nature reserve and other social and sporting amenities. The property has three bedrooms, two reception rooms and the added benefit of a converted garage to provide a home office/occasional room. This super home must be viewed to be fully appreciated.

- No Chain Involved
- Great Location For Park Hill & Kenilworth Schools
- Three Bedrooms
- Converted Garage/ Ideal Home Office





Property Description

DOOR TO:

ENCLOSED ENTRANCE HALL

With door to:

LOUNGE

14' 5" x 14' 0" (4.39m x 4.27m)

Having bay window to front and side window allowing for a lot of natural light to fill the room. Feature fireplace with modern electric fire, dado rail, three wall light points and open access to:

DINING ROOM

9' 6" x 7' 2" (2.9m x 2.18m)

With French double doors to rear garden, radiator, dado rail, access to large understairs storage cupboard and door to:

KITCHEN

11' 0" x 7' 1" (3.35m x 2.16m)

A modern, well planned, refitted kitchen with a range of white gloss units including cupboards, wall units and deep pan drawers. Single drainer sink unit with space and plumbing for a washing machine under, four ring induction hob with electric oven under and stainless steel extractor hood over. Space and housing for a tall fridge/ freezer with tall larder unit to side. Complementary tiling and extensive contrasting worksurfaces.

FIRST FLOOR LANDING

Having dado rail, central heating thermostat and access to roof storage space via pull down loft ladder.

BEDROOM ONE

13' 3" x 8' 3" (4.04m x 2.51m)

A good size double bedroom with radiator and range of built in wardrobes.

BEDROOM TWO

9' 2" x 8' 1" (2.79m x 2.46m)

A second double bedroom located to the rear with radiator and rear garden views.

BEDROOM THREE

10' 1" x 5' 9" (3.07m x 1.75m)

A single bedroom to the front with radiator and built in wardrobe housing the Main gas combination boiler.

BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m)

A modern bathroom having a panelled bath with electric shower and glazed shower screen over. Pedestal wash hand basin, w.c, heated towel rail and complementary tiling.

OUTSIDE

PARKING:

There is driveway parking to the side for several vehicles.

CONVERTED GARAGE

15' 6" x 8' 5" (4.72m x 2.57m)

The original garage has been converted in order to provide additional, well insulated, occasional space for a home office. Dual aspect windows, French double doors to garden, light and power. Access to roof space.

FRONT GARDEN

The front garden is easily maintained with shrubbery borders and stone chippings.

REAR GARDEN

A gate and access to the side leads to the attractive rear garden with a block paved patio and path. The garden provides low maintenance with an area of lawn, side borders and timber fencing. To the rear of the converted garage is a useful storage area with a timber shed.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

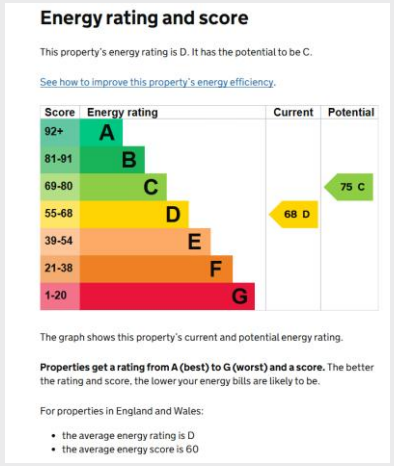
Strictly by appointment

Contact Details

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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.

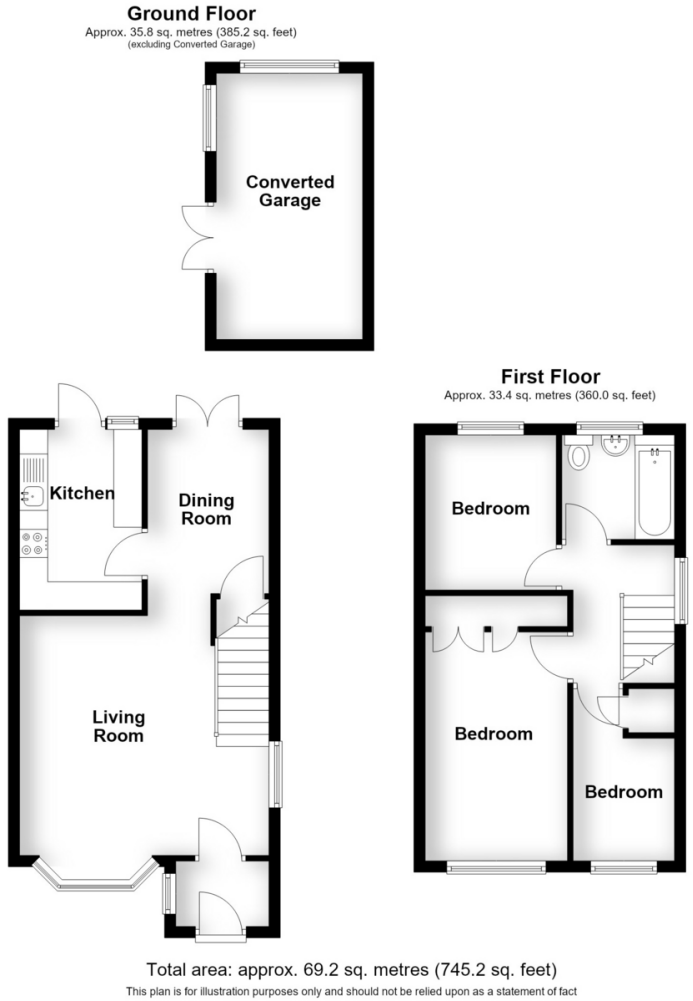
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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 area: approx. 69.2 sq. metres (745.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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