



JULIE PHILPOT  
RESIDENTIAL



## 1B Highland Road | Kenilworth | CV8 2EU

A unique opportunity to purchase this very spacious detached family home offering great flexibility in design with the option to have an annexe that can provide independent living for guests/granny/teenagers. The accommodation provides four double bedrooms, two bathrooms, two generous reception rooms, office/study and modern refitted kitchen/diner, very much the 'hub' of this home. Outside are very attractive landscaped gardens, plenty of parking and the added benefit of Kenilworth Common, The Greenway and the excellent bus route to Leamington. Coventry and Warwick University all being within a very short walk away.

Offers in the region of £695,000

- Viewing Essential
- Four Double Bedrooms
- Spacious & Flexible Family Living With Annexe
- Super, Convenient Location



## Property Description

### ENCLOSED PORCH

With door to

### ENTRANCE HALL

A generous size entrance hall having radiator and engineered oak flooring in a herringbone design.

### LOUNGE

20' 0" x 12' 1" (6.1m x 3.68m)

With bow window and window shutters, feature stone fireplace with fitted gas fire and two radiators.

### STUDY/HOME OFFICE

10' 0" x 7' 7" (3.05m x 2.31m)

With bow window, electric panel heater and built in storage.

### UTILITY ROOM

Having space and plumbing for washing machine, space for tumble dryer and further appliances. Personal side entrance door.

### KITCHEN/DINER OPEN PLAN STYLE & 'L' SHAPED

### KITCHEN

13' 7" x 8' 7" (4.14m x 2.62m)

Having been professionally refitted in 2019 with an extensive range of cupboard and deep pan drawer units, quartz worktops, integrated dishwasher, Belling range cooker having extractor hood over and further cupboard housing the Worcester gas boiler. Engineered oak flooring. Garden views and open access to:

### BREAKFAST AREA

8' 9" x 8' 2" (2.67m x 2.49m)

With high level quartz breakfast bar with storage under, further full height storage and full size integrated fridge. Engineered oak flooring and open access into:

### GARDEN/DINING ROOM

12' 4" x 8' 6" (3.76m x 2.59m)

With oak flooring, Velux windows, tiled roof and bifold doors to rear garden and patio.

### INNER HALL

Having useful understairs storage space.

### FAMILY ROOM

16' 0" x 11' 9" (4.88m x 3.58m)

With patio doors to rear garden, feature fireplace with electric fire and radiator. Door to

### **KITCHENETTE**

With single drainer sink unit, cupboard and drawer units and space for appliances.

### **FIRST FLOOR LANDING**

Having airing cupboard with hot water cylinder and fitted shelving.

### **DOUBLE BEDROOM**

17' 0" x 8' 1" (5.18m x 2.46m)

With radiator and built in wardrobes.

### **EN-SUITE SHOWER ROOM**

With fully tiled walls, shower having fixed head and hand held shower attachment, glazed shower screen, vanity wash basin with cupboard under and w.c. Heated towel rail.

### **DOUBLE BEDROOM**

14' 0" x 11' 9" (4.27m x 3.58m)

With radiator, two wall light points and wall to wall range of built in wardrobes and drawer units.

### **DOUBLE BEDROOM**

13' 2" x 12' 1" (4.01m x 3.68m)

With radiator and built in wardrobe.

### **DOUBLE BEDROOM**

10' 1" x 9' 1" (3.07m x 2.77m)

With rear garden views, radiator and built in wardrobe.

### **BATHROOM**

9' 5" x 5' 6" (2.87m x 1.68m)

Having panelled bath with Mira shower over and glazed shower screen. Vanity wash basin with cupboard under and w.c., underfloor heating and heated towel rail.

### **OUTSIDE**

#### **PARKING**

To the front of the property is ample driveway parking for several vehicles.

#### **GARDENS**

The gardens are mature and well established to the front are mature specimen trees and shrubs with hedging forming the boundary. Access at the side leads to the very attractive and recently landscaped rear garden commencing with a large patio and seating area a couple of steps then leads up to the area of lawn. There are many well established plants and shrubs in this garden along with natural stone walling and a second more elevated sunny patio spot with space for bbq.



## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

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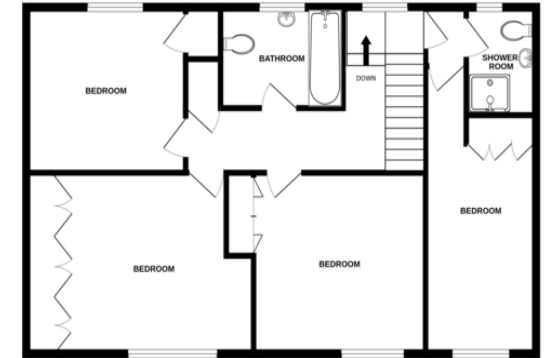
**W:** www.juliephilpot.co.uk

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



1ST FLOOR



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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		76 C
55-68	D	66 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