



JULIE PHILPOT
RESIDENTIAL



10 Manor Road | Kenilworth | CV8 2GJ

£650,000

A superb opportunity to purchase this well planned and extended four bedroomed detached property with a large south facing rear garden. The property is set within the highly sought after 'Old Town' location enabling easy access to the old High Street, Abbey Fields, Castle, open countryside, Kenilworth Common and The Greenway all being within an easy walk. The property is also available with 'No Chain' involved. The accommodation is generously proportioned whilst also offering scope for further extension and further modernisation.

- Four Bedrooms, Three Receptions
- Two Bathrooms
- Sunny South Facing Garden
- No Chain Involved



Property Description

ENCLOSED PORCH

With door to

ENTRANCE HALL

Having original floorboards, understairs storage space, radiator, telephone and broadband connections and door to garage store.

GROUND FLOOR SHOWER ROOM

With tiled shower, folding shower screen and glass wall panelling for low maintenance and folding shower screen. Heated towel rail, w.c, vanity wash basin with cupboard under and extractor fan.

LOUNGE

15' 0" x 11' 9" (4.57m x 3.58m)

With two wall light points, feature fireplace with marble infill and hearth and gas fire. Radiator.

DINING ROOM

12' 9" x 8' 9" (3.89m x 2.67m)

Having tv aerial connection, radiator and large patio door to rear garden.

BREAKFAST ROOM

11' 2" x 8' 9" (3.4m x 2.67m)

With radiator and laminate wood flooring.

KITCHEN

16' 7" x 8' 4" (5.05m x 2.54m)

Having an extensive range of cupboard and drawer units set under contrasting round edged worksurfaces, dual aspect windows and side entrance door to garden decking. Integrated Hotpoint dishwasher and Indesit fridge/freezer, Diplomat electric wall mounted double oven with cupboards above and below, four ring hob having extractor hood over. Tray store. Access to:

UTILITY ROOM

6' 2" x 5' 8" (1.88m x 1.73m)

Having inset sink unit with storage under, contrasting worksurface, space and plumbing for washing machine and space for tumble dryer. Matching wall cupboards and tall broom cupboard.

STAIRCASE TO FIRST FLOOR LANDING

Having window with lovely views towards Tainters Hill, built in linen storage cupboard and access to roof storage space.

BEDROOM ONE

13' 7" x 10' 4" (4.14m x 3.15m) Exc Wardrobes
Having wall to wall range of built in wardrobes, radiator and views towards the water tower and Tainters Hill.

BEDROOM TWO

13' 1" x 10' 4" (3.99m x 3.15m)
A second double bedroom with delightful rear garden views and radiator.

BEDROOM THREE

12' 0" x 9' 1" (3.66m x 2.77m)
With radiator and lovely views towards water tower and Tainters Hill.

BEDROOM FOUR

8' 8" x 8' 9" (2.64m x 2.67m)
Having radiator and garden views.

BATHROOM

8' 5" x 5' 3" (2.57m x 1.6m)
Having panelled bath with shower over and glazed shower screen. Fully tiled walls, w.c, wash basin, heated towel rail and mirrored door wall cabinet.

OUTSIDE

The property is set on a private service road accessed via Manor Road and is screened behind mature hedging. The front garden has an area of lawn and there is driveway parking for two vehicles. EV Charging Point.

REAR GARDEN

Access at either side of the property leads to the super rear garden which is sunny with a south facing aspect, there is a large expanse of lawn and mature shrubbery borders along with recently replaced fencing to the boundaries. There is also a large timber decked full width patio immediately to the rear of the house which has access from the family room and kitchen. The garden is mature and well stocked and enjoys a high degree of privacy.

GARAGE STORE

Part of the single garage has been utilised to create the ground floor shower room. The remaining garage is for storage purposes. Power and light are connected.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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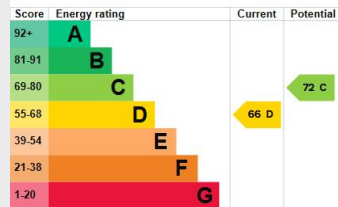
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Energy rating and score

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

1,000



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