



JULIE PHILPOT
RESIDENTIAL



38 Arthur Street | Kenilworth | CV8 2HE

£475,000

A very attractive, much improved semi-detached character property with three bedrooms plus the added advantage of a self contained one bedroom annexe. This lovely, unique home provides spacious living, has a large garden, driveway parking, log burner and period features, to include deep skirting boards and many original doors. Viewing is essential.

- Pre War Character Semi Detached House
- One Bedroom Independent Annexe
- Driveway Parking
- Large Rear Garden



Property Description

DOOR TO

ENTRANCE HALL

With laminate flooring, radiator and downstairs storage cupboard housing Worcester combination boiler.

LOUNGE

12' 4" x 11' 9 into bay" (3.76m x 3.58m)

With newly installed (October 2024) log burner, bay window, radiator and dado rail.

DINING ROOM

12' 1" x 10' 7" (3.68m x 3.23m)

Having laminate flooring, oak manel and radiator. French double doors to

CONSERVATORY

10' 8" x 6' 7" (3.25m x 2.01m)

With tiled floor and French double doors leading to rear garden and patio.

KITCHEN

12' 7" x 6' 2" (3.84m x 1.88m)

Having one and a half bowl stainless steel sink unit, space and plumbing for automatic washing machine and Neff integrated slimline dishwasher. Extensive range of cupboard and drawer units and matching range of glazed wall units. Space for tall fridge freezer, four ring gas hob with glass splashback and extractor fan over. Wall mounted electric double oven having cupboards above and below.

FIRST FLOOR LANDING

With access to roof storage space and pull down loft ladder.

BEDROOM ONE

12' 1" x 10' 5 Including Wardrobes" (3.68m x 3.18m)

Located to the rear of the property with garden views. Range of recently, professionally designed and installed Hammonds wardrobes. Radiator and further storage cupboard.

BEDROOM TWO

10' 9" x 10' 6 Including Wardrobes" (3.28m x 3.2m)

This double room is located to the front, also having a professionally designed and newly fitted Hammonds bedroom furniture. Radiator and feature fireplace.

BEDROOM THREE

7' 7" x 7' 6" (2.31m x 2.29m)

With radiator.

BATHROOM

Having a 'p' shaped panelled bath with shower over.

Vanity wash basin with cupboard under and w.c.

Complimentary tiling and heated towel rail.

SEPARATE ANNEXE

To the side and extending to the rear is a superb one bedroom annexe that can provide independent self contained living for families or as an additional letting option. The services for this annexe are provided by number 38, although the annexe has its own front entrance door and gas boiler for water and heating.

INNER HALL

With laminate flooring and roof light allowing in lots of natural light.

DOUBLE BEDROOM

10' 6" x 9' 1" (3.2m x 2.77m)

With radiator and door to

BATHROOM

The shower room with 'jack and jill' doors to the bedroom and hallway. Corner shower enclosure, w.c. and vanity wash basin with cupboards under. Heated towel rail.

KITCHEN

12' 0" x 5' 3" (3.66m x 1.6m)

With lantern roof light providing lots of natural light. Range of cupboard and drawer units with matching wall cupboards. Stainless steel sink, integrated

slimline dishwasher, integrated washer/dryer, space for tall fridge/freezer and wall mounted Intergas boiler. Four ring electric hob, electric oven under and extractor hob over. Heated towel rail. Personal entrance door to frontage and driveway.

OUTSIDE

To the front of the property is a generous size block paved driveway with dwarf wall and railings to the front and mature hedge to the side.

REAR GARDEN

The rear garden is an outstanding feature, it is very large and well stocked with a variety of shrubs, plants, ornamental trees and lawns. There is also a large patio area and plenty of space for children to play.



Tenure

Freehold

Council Tax Band

D

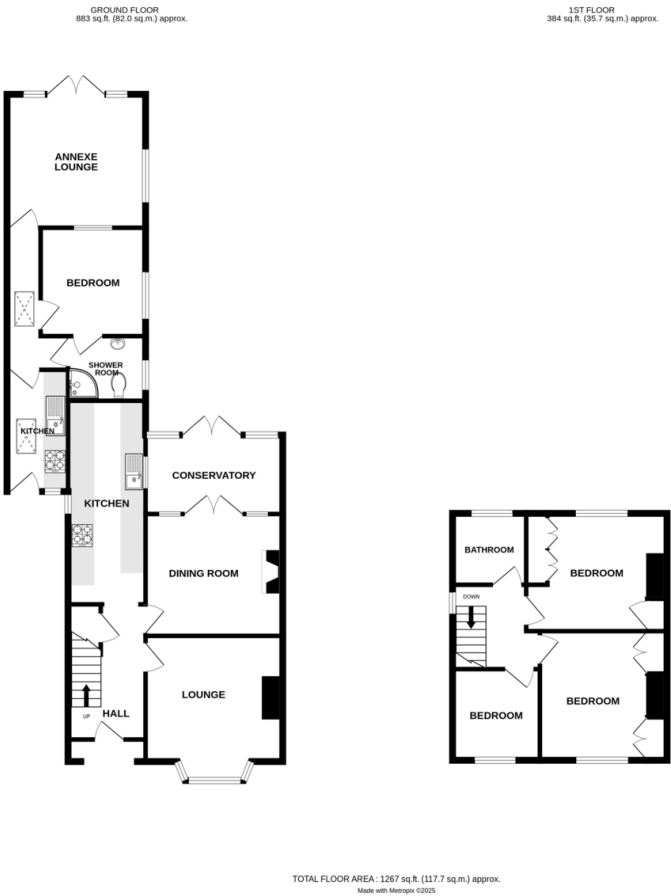
Viewing Arrangements

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 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



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		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		