



26 Finham Road | Kenilworth | CV8 2HY

Situated on an elevated plot in a popular and convenient location, this three-bedroom end-terrace home offers excellent potential for buyers looking to modernise and create their ideal home. The accommodation comprises a spacious lounge, a good-sized kitchen/diner, and a ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a practical wet room. Outside, the property benefits from a generous rear garden offering plenty of outdoor space. Realistically priced to reflect the need for general updating, this is an excellent opportunity for families or investors and is offered for sale with no upward chain.

£250,000

- Three Bedroom End-Terrace Home
- Elevated Plot In A Popular Location
- Lounge and Good-Sized Kitchen
- Cloakroom and First Floor Wet Room
- No Upward Chain



The property is approached via a paved pathway with steps leading up to the front entrance. There is a pedestrian right of way across the pathway, providing side access to the neighbouring properties

CANOPY PORCH

With front entrance door to:

RECEPTION HALL

With staircase leading to the first floor with useful understairs storage cupboard, wood effect flooring, dado rail, radiator and smoke detector.

GROUND FLOOR CLOAKROOM

With low level w/c and overhead cupboard housing the gas fired central heating boiler.

LOUNGE

16' 9" into chimney breast x 12' 5" (5.11m x 3.78m)

With wood effect flooring, radiator, dado rail and log effect gas fire set on tiled hearth.

GOOD SIZED KITCHEN/DINER

12' 10" x 10' 5" (3.91m x 3.18m)

With a range of cupboard and drawer units with formed work surfaces and matching range of wall cupboards over. Double drainer sink unit, space suitable for domestic appliances, gas point for cooker, space and plumbing for automatic washing machine, radiator, part tiled walls and door opening to shelved pantry cupboard. Double glazed door to:

REAR PORCH

With double glazed side door leading to the garden and brick built store.

FIRST FLOOR LANDING

With wood effect flooring, smoke detector and access point to roof space.

BEDROOM ONE

12' 6" max x 10' 6" (3.81m x 3.2m)

With rear garden views, radiator and storage/wardrobe cupboard.

BEDROOM TWO

12' 6" x 8' 9" (3.81m x 2.67m)

With radiator and front views.

BEDROOM THREE

8' 9" x 7' 8" (2.67m x 2.34m)

With radiator.

WET ROOM

With half pedestal wash hand basin, low level w/c and shower enclosure with wall mounted 'Mira' electric shower. Part tiled walls, radiator and extractor fan.

OUTSIDE

TO THE FRONT

The property enjoys an elevated position, approached via a paved pathway and steps leading to the front entrance. The generous front garden is landscaped with a shaped lawn, mature trees, established shrubs and colourful planting. There is also a pedestrian right of way to the side of the garden providing access to neighbouring properties.

REAR GARDEN

The generous rear garden features a paved pathway, mature flower and shrub borders, and a variety of established planting. Offering excellent potential, it provides an ideal opportunity for gardening enthusiasts or buyers wishing to redesign and landscape the space to their own specification.

BRICK BUILT STORE

With electric light and power.



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 C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



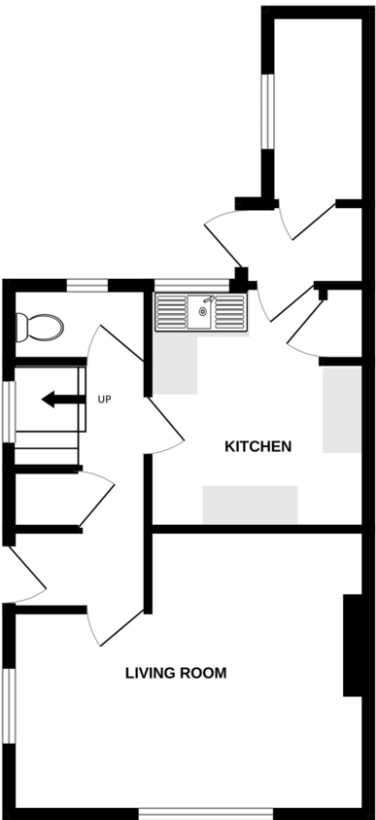
The graph shows this property's current and potential energy rating.

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.

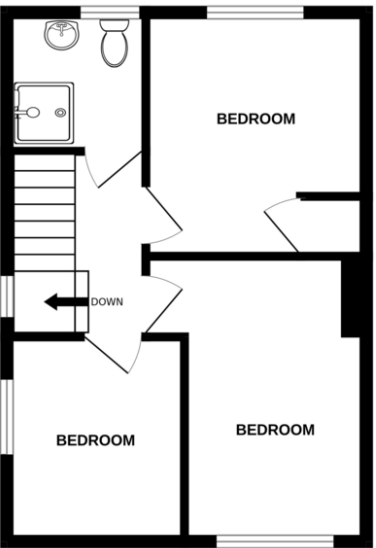
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 855sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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