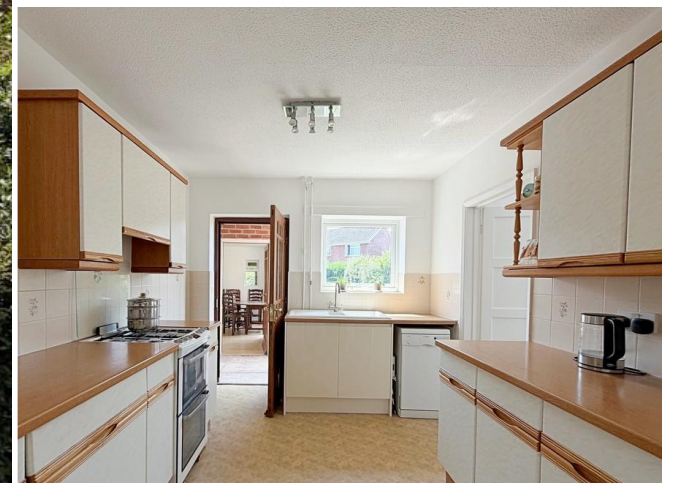




JULIE PHILPOT
RESIDENTIAL



69 Dudley Road | Kenilworth | CV8 1GR

£350,000

A spacious and well planned, traditionally constructed 1950's end terraced property with a large and sunny rear garden, three good size double bedrooms, spacious entrance hall, a large kitchen, separate lounge with bay window plus a further sitting room and a dining room which can also be a home office, playroom or utility. There is driveway parking and an open green area to the front of the house with the town centre, popular primary school and open countryside all within an easy walk.

- No Chain Involved
- Three Double Bedrooms
- Three Reception Rooms
- Large Garden & Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

With radiator and understairs storage cupboard.

LOUNGE

17' 4" x 11' 9" (5.28m x 3.58m) Into Bay

A spacious lounge with walk in bay window, radiator and feature fireplace.

DINING ROOM/SITTING ROOM

10' 0" x 8' 9" (3.05m x 2.67m)

With bay window, rear garden views and radiator.

KITCHEN

12' 1" x 9' 1" (3.68m x 2.77m)

A good size kitchen having an extensive range of cupboard and drawer units with matching wall units, round edged worktops, one and a half bowl enamel sink unit, slot in gas cooker with extractor hood over, integrated under counter fridge and under counter freezer. Space and plumbing for dishwasher. Complementary tiling. Telephone point.

GARDEN ROOM/UTILITY

13' 0" x 9' 8" (3.96m x 2.95m)

This room provides plenty of flexibility in use depending upon the owners needs. It is currently used as a dining room, it can be a playroom, office or large utility space. There are French double doors which provide access to the rear garden, along with space and plumbing for washing machine. Electric wall panel heater. Door to W.C.

FIRST FLOOR LANDING

With access to fully boarded roof storage space.

BATHROOM

A modern fully tiled bathroom with panelled bath, pedestal wash basin and separate corner shower. Heated towel rail.

SEPARATE W.C

BEDROOM ONE

16' 4" x 11' 4" (4.98m x 3.45m) Max Into Bay

A large bedroom with walk in bay window and window seat. Built in bedroom furniture to include wardrobes, display shelving, dressing table and storage cupboards.

BEDROOM TWO

11' 8" x 10' 3" (3.56m x 3.12m)

A second double bedroom with rear garden views and radiator.

BEDROOM THREE

9' 9" x 7' 9" (2.97m x 2.36m)

A third double bedroom located to the front of the property. Radiator and telephone point.

OUTSIDE

PARKING

There is driveway parking in front of the property.

REAR GARDEN

Gated access at the side of the house leads to the sunny rear garden being larger than average with an area of lawn, many mature shrubs, plants and hedging. There is a paved patio, potting shed and traditional storage shed.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

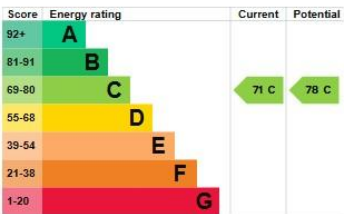
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be C.

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

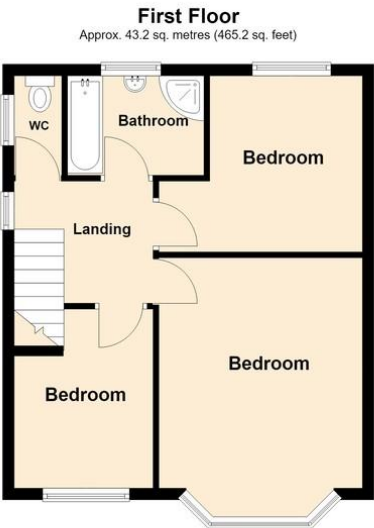
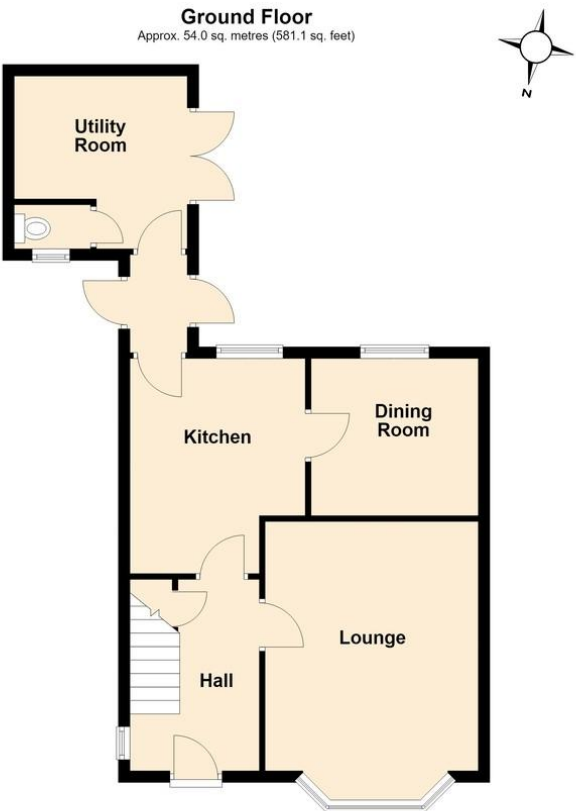


The graph shows this property's current and potential energy rating.

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



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

This Plan is for illustration purposes only.
Plan produced using PlanUp.



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