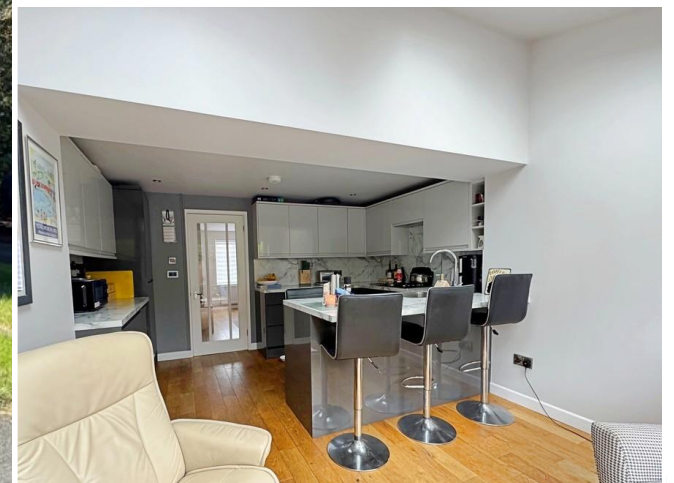




JULIE PHILPOT
RESIDENTIAL



11 Cherry Orchard | Kenilworth | CV8 2SZ

An extended mid terraced property having been recently improved by the present sellers. The property provides two double bedrooms and a re-fitted shower room, on the ground floor is a generous size lounge and a super open plan kitchen/diner with bi-fold doors to the sunny and easily maintained rear garden. There is also two parking spaces one on the driveway to the front of the property and the other which is allocated just a few steps away to the side. The house is very well presented and has oak flooring with underfloor heating in the kitchen/diner.

£289,950

- Modernised & Extended Home
- Two Parking Spaces
- Two Double Bedrooms
- Convenient Location



Property Description

DOOR TO

HALL

With oak flooring, radiator and staircase to first floor.

DOOR TO

LOUNGE

14' 6" x 9' 9" (4.42m x 2.97m)

Having engineered oak flooring, radiator and downlights. Large understairs storage cupboard.

MODERN EXTENDED KITCHEN/DINER

15' 8" x 13' 0" (4.78m x 3.96m)

A spacious kitchen / diner / family room enjoying a sunny aspect with bi-fold doors to the rear garden and having engineered oak flooring with underfloor heating. In the kitchen is an extensive range of modern high gloss cupboard and drawer units with complementary worktops which extend to provide a breakfast bar. Integrated appliances to include, four ring gas hob, electric oven, extractor hood, slimline dishwasher, tall fridge/freezer unit, washing machine and dryer. All white goods are all included within the selling price.

FIRST FLOOR LANDING

With built in linen storage cupboard having fitted shelving and Alpha combination gas boiler.

BEDROOM ONE

11' 2" x 9' 5" (3.4m x 2.87m)

With radiator, built in double and single wardrobes

BEDROOM TWO

10' 6" x 7' 2" (3.2m x 2.18m)

Having radiator and built in open wardrobe with fitted shelving and hanging rail.

RE-FITTED BATHROOM

A large re-fitted bathroom with walk in shower having fixed head and hand held shower attachments and glazed shower screen. Pedestal wash basin, concealed cistern W.C, fully tiled walls and heated towel rail.

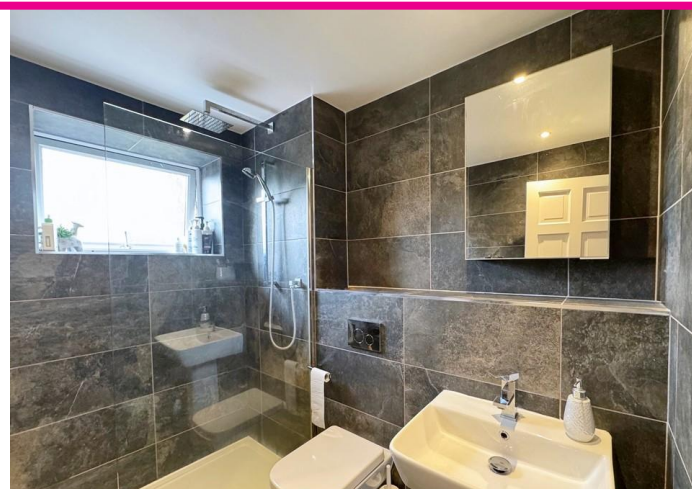
OUTSIDE

PARKING

To the front of the property is driveway parking. There is an additional allocated parking space at the end of the cul de sac which is just a few steps away.

REAR GARDEN

The rear garden enjoys a sunny aspect and high degree of privacy whilst also being easy to maintain having a paved patio and further stone chippings to the rear. It is ideal for outdoor 'Al Fresco' dining.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

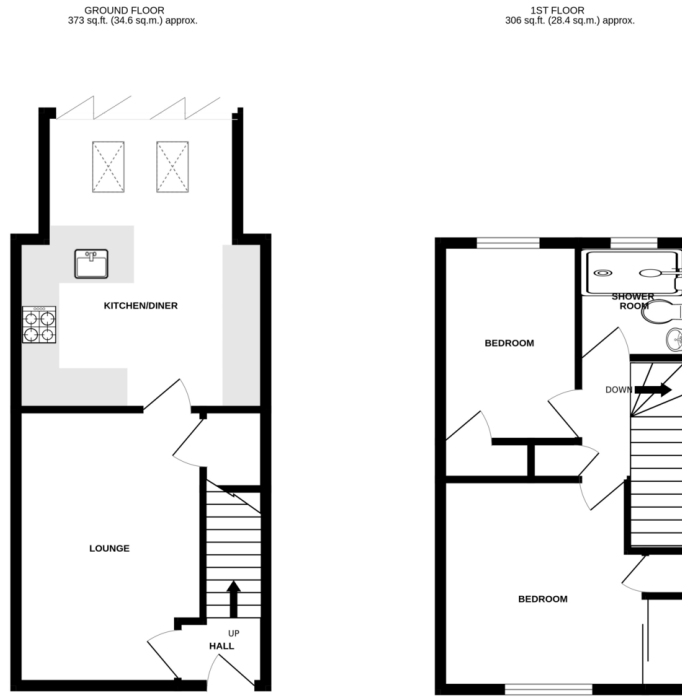
Contact Details

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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 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

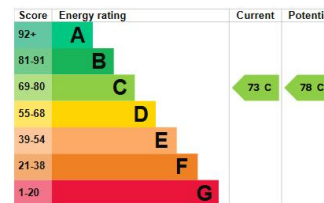


TOTAL FLOOR AREA: 679 sq.ft. (63.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropac (2022).

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