

# JULIE PHILPOT

RESIDENTIAL



16 Albion Street | Kenilworth | CV8 2FW

£375,000

A great opportunity to purchase a large family home with five bedrooms, living room, conservatory, kitchen and utility room plus a lovely sunny and larger than average rear garden. The space available provides flexible accommodation for a purchaser's individual needs. At present the owners use three bedrooms and have two studies thereby an example of the flexible space available. The house is well planned and is also in a great location conveniently placed within easy walking distance of town, Castle and Abbey Fields plus train station and primary school.

- Five Bedrooms
- Lovely Large Rear Garden
- Ideal Location
- Lounge & Conservatory
- Kitchen & Utility



## Property Description

### DOOR TO

### ENTRANCE HALL

Having staircase leading to the first floor, wood laminate flooring, radiator, smoke alarm and wall mounted central heating programmer.

### LIVING ROOM

16' 9" x 11' 9" into chimney breast (5.11m x 3.58m)  
With brick open fireplace having raised hearth and cast iron grate, wood laminate flooring, radiator, tv point and patio doors to:

### CONSERVATORY

17' 1" x 10' 2" (5.21m x 3.1m)  
Being of part brick construction and having wood laminate flooring, two wall light points, radiator, polycarbonate roof and double opening doors with direct access to the delightful rear garden.

### SPACIOUS AND WELL FITTED KITCHEN

10' 7" x 9' 9" (3.23m x 2.97m)  
A good size kitchen having a range of cream cupboard and drawer units with matching wall cupboards and round edged worksurfaces. Stainless steel sink unit with mixer tap over, inset 'Neff' four ring gas hob with 'Neff' stainless steel extractor canopy above, wall mounted oven and grill and integrated Bosch dishwasher. Integrated fridge. Part tiled walls, ceramic tiled floor and open access to:

### UTILITY ROOM

6' 10" x 6' 3" max (2.08m x 1.91m)  
Having round edged work surface with space beneath for automatic washing machine and further domestic appliance/under counter freezer. Space/venting above for tumbler dryer, wall mounted cupboard, ceramic tiled floor, door to conservatory and side exit door leading to the shared covered area and front of the property.

### FIRST FLOOR LANDING

Having staircase to the second floor and smoke alarm.

### BEDROOM ONE

10' 1" x 10' (3.07m x 3.05m)  
Having views over the rear garden, radiator and two useful storage cupboards.

### BEDROOM TWO

10' 7" x 9' 4" (3.23m x 2.84m)  
Having radiator, views over the rear garden and two built in wardrobes with hanging and shelving space, one housing the 'Worcester' gas fired central heating boiler.

### BEDROOM THREE

11' 9" max into door recess x 6' 7" (3.58m x 2.01m)  
With radiator.

### SECOND FLOOR LANDING

With smoke detector.

### BEDROOM FOUR

11' 4" max x 10' max (3.45m x 3.05m)  
Having 'Velux' style window, rear garden views, radiator and inset ceiling spotlights.

### STUDY / BEDROOM FIVE

8' max x 6' 1" min (2.44m x 1.85m)  
With 'Velux' window, radiator, rear garden views and door to

### EN-SUITE CLOAKROOM

5' 1" x 2' 10" (1.55m x 0.86m)

With low level w.c., pedestal wash basin, shaver point, extractor, part tiled walls, ceramic tiled floor and inset ceiling spotlights.

### OUTSIDE

#### FRONT GARDEN

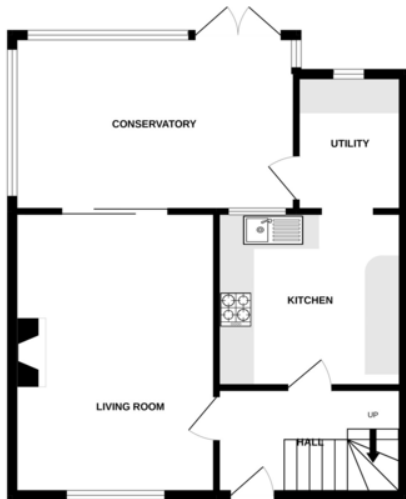
The property is set back from the road on a slightly elevated plot with steps and personal entrance gate leading to the attractive front garden mainly laid to lawn with well established shrubbery and herbaceous borders and a variety of ornamental trees. Covered shared pedestrian access.

### REAR GARDEN

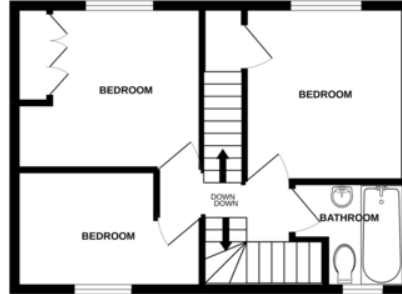
The beautifully laid out and generous size rear garden is a particularly outstanding feature of the property being mainly laid to lawn with attractive and well established mature shrubbery borders having ornamental trees and plenty of space for couples and families who may want to entertain in the delightful paved patio area with pergola. In addition is the opportunity for a kitchen/vegetable garden to the rear of the garden. Timber fencing.



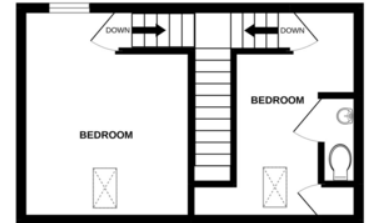
GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

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## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

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## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

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