



## 9 Leagh Close | Kenilworth | CV8 2FN

This presents a great opportunity to purchase a traditional semi-detached property with many original features providing great scope for further improvement and extension with the added benefit of a large rear garden and well planned accommodation with three bedrooms. The property is in much loved family home in a quiet and convenient cul de sac location and is available on the open market for the first time since the 1960's. There is 'No Chain' involved and viewing is highly recommended.

Offers Over £355,000

- Large Rear Garden
- Three Bedrooms
- Scope For Extending
- No Chain Involved
- Reduced for Early Sale



## Property Description

### Enclosed Porch

With door to

### Entrance Hall

With radiator, dado rail, plate display shelf, smoke detector and understairs storage cupboard.

### Lounge

3.99m x 3.56m (13'1" x 11'8")

A light and airy room with marble feature fireplace having fitted gas fire, telephone point, picture rail, radiator and archway to

### Dining Room

3.18m x 3.25m (10'5" x 10'8")

With radiator and French double doors leading to the rear decking.

### Kitchen

3.15m x 2.92m (10'4" x 9'7")

Having one and a half bowl white sink unit with mixer tap over, range of hand painted solid wood original cupboard and drawer units with glazed display units over. Space and plumbing for washing machine, space for undercounter fridge or freezer and door to pantry. Radiator and side entrance door, electric cooker as fitted and extractor.

### First Floor Landing

Having built in storage units and door to storage cupboard housing the Worcester Bosch boiler. Access to roof storage space.

### Bathroom/Shower-room

Having been recently refitted to provide a large walk in shower with glazed shower screen, pedestal wash basin, w.c, and waterproof wall panelling for easy maintenance. Extractor fan and radiator.

### **Bedroom One**

3.35m;2.74m x 3.30m exc wardrobes (11'9" x 10'10" exc wardrobes)

A generous size double bedroom with a range of modern built in wardrobes providing ample hanging and storage space with matching chest of drawers and bedside tables.

### **Bedroom Two**

3.66m x 3.20m (12'0" x 10'6")

A second double room with rear garden views, radiator and wall light point.

### **Bedroom Three**

2.67m x 2.36m (8'9" x 7'9")

Currently used as a study. Radiator and built in storage cupboard/wardrobe.

### **Outside**

#### **Parking**

There is a driveway to the front of the property.

#### **Front Garden**

The front garden has been landscaped to provide easy maintenance with stone chippings, dwarf walling and shrubbery borders.

### **Large Rear Garden**

A gate and path at the side leads to the delightful rear garden which is large in size. There is a recently installed modern composite decking across the rear of the property to provide a lovely seating area with garden views. A couple of steps then lead down to the first part of the garden with a further stone chipping seating area and mature alpine beds which are very well established. To continue along the garden you come to the second half where there are raised beds being perfect for anyone who would like to have a kitchen/vegetable garden plus a small ornamental pond and further seating areas.

Greenhouse. Timber Shed and Potting Greenhouse.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

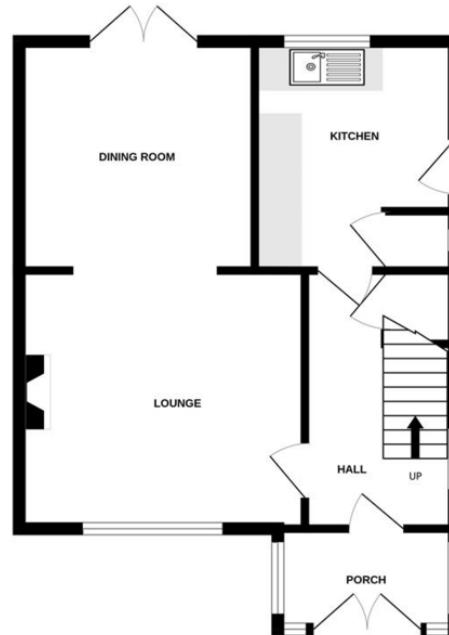
**T:** 01926 257540

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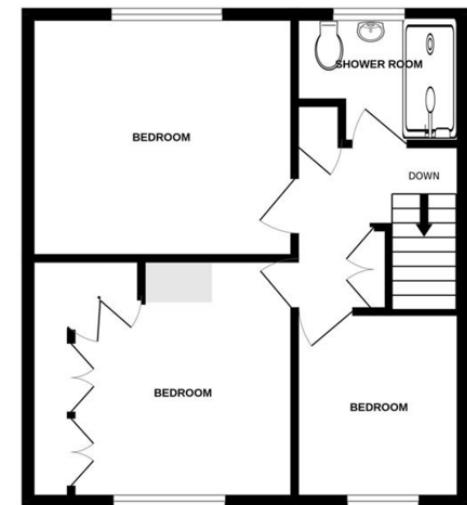
**W:** [www.juliephilpot.co.uk](http://www.juliephilpot.co.uk)

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

GROUND FLOOR



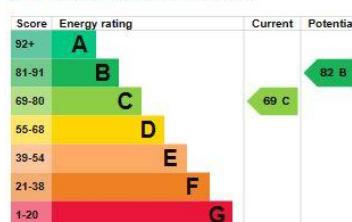
1ST FLOOR



## 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