



JULIE PHILPOT  
RESIDENTIAL



## 8 Raglan Grove | Kenilworth | CV8 2NH

A particularly spacious and well presented three bedroom detached family home, situated in a prominent position in this quiet cul de sac, close to local shops and Park Hill Junior School. The accommodation provides extended family accommodation with three reception rooms, fitted kitchen, ground floor cloakroom, three bedrooms and a family bathroom. Externally, there are good sized, mature gardens being private and well stocked together with a detached garage and driveway, providing ample off road parking.

£500,000

- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen, Cloakroom & Bathroom
- Mature Private Gardens



## Property Description

### **CANOPY PORCH**

Front entrance door with patterned and leaded light inserts leading to:

### **ENTRANCE HALL**

Having radiator, staircase leading to the first floor, useful cloaks cupboard, leaded light double glazed window to side and doors leading to adjacent rooms.

### **GROUND FLOOR CLOAKROOM**

Having low level w.c, vanity sink unit with small cupboard beneath and obscure double glazed window.

### **FRONT LOUNGE**

4.27 x 3.25 (14'0" x 10'8")

Having feature fireplace with marble effect insert, raised hearth, insert coal effect gas fire and wooden surround, leaded light double glazed window, radiator, coved ceiling and multi-paned door leading to:

### **DINING ROOM**

4.11 x 2.79 (13'6" x 9'2")

Having radiator, leaded light double glazed obscure window to side, coving to ceiling and opening to:

### **FAMILY ROOM/STUDY**

3.43 x 2.36 (11'3" x 7'9")

Having leaded light double glazed french doors opening out to the rear garden and coved ceiling.

### **FITTED KITCHEN/BREAKFAST ROOM**

6.2 x 2.26 (20'4" x 7'5")

Having a comprehensive range of wood effect kitchen units with roll top work surfaces over comprising inset one and quarter bowl stainless steel sink unit with mixer tap over. 'Range' style cooker with extractor hood over, tall matching unit housing integrated fridge and freezer, tall pull-out storage cupboard, tiled splashbacks, tiled flooring, leaded light double glazed window to side, coved ceiling, radiator and leaded light double opening doors leading to the rear garden.

### FIRST FLOOR LANDING

Having access to loft space via pull down loft ladder, airing cupboard housing 'Vaillant' central heating boiler, leaded light double glazed windows to side and doors to adjacent rooms.

### BEDROOM ONE

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

Having two double built in wardrobes with ample hanging and shelving space, radiator and leaded light double glazed window with views over the rear garden

### BEDROOM TWO

3.73 x 2.97 (12'3" x 9'9")

Having two double built in wardrobes with ample hanging and shelving space, radiator and leaded light double glazed window to front.

### BEDROOM THREE

2.87 x 2.06 (9'5" x 6'9")

Having radiator, leaded light double glazed window to front and wardrobe cupboard.

### FAMILY BATHROOM

1.88 x 1.88 (6'2" x 6'2")

Having panelled bath with shower above, pedestal wash hand basin, low level w.c, radiator and leaded light double glazed obscure window to rear.

### OUTSIDE

### GARDENS AND PARKING

The property is set back from the road behind a shaped area of lawn with inset herbaceous beds and planted borders surrounding. A gravelled driveway and further paved driveway to the side provides ample off road parking and leads to:

### DETACHED GARAGE AND PARKING

5.03 x 2.67 (16'6" x 8'9")

With 'up and over' door, power and light and personal door to the rear garden.

### REAR GARDEN

A timber gate and pathway at the side leads to a useful block paved courtyard area which in turn leads to the delightful rear garden which enjoys a private and sunny aspect with paved patio/seating area, outside lighting, water tap, large area of shaped lawn and well stocked borders. There are a variety of shrubs, plants and bushes as well as mature specimen trees. Mature hedging and fencing forms the boundaries.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

## Energy efficiency rating for this property

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

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



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

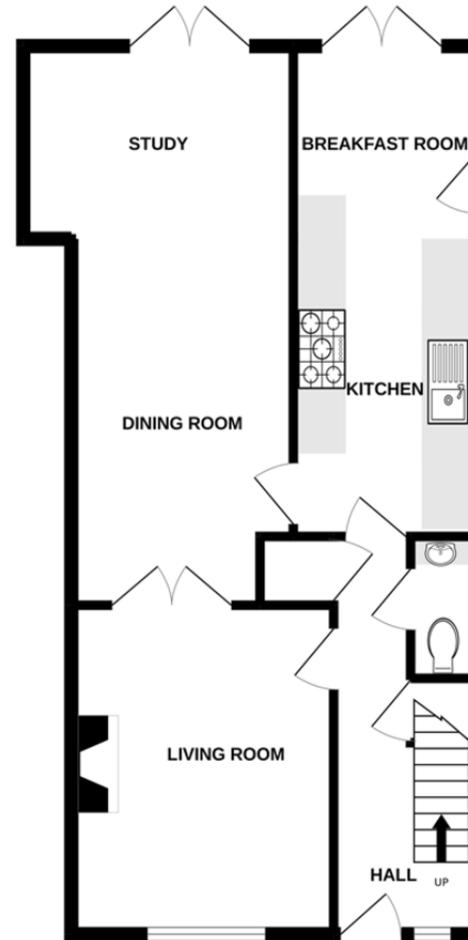
Properties are given a rating from A (most efficient) to G (least efficient).

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

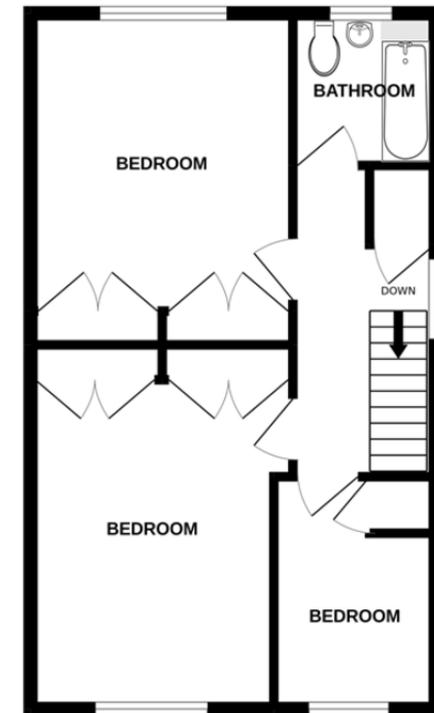
For properties in England and Wales:

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

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.7 sq.m.) approx.  
Made with Metropix ©2022

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 .