



JULIE PHILPOT
RESIDENTIAL



99 Woodcote Avenue | Kenilworth | CV8 1BE

A delightful semi detached property, 'NO CHAIN' involved and 'IMMEDIATELY AVAILABLE' with motivated sellers. This property is in a popular school catchment area where places are in demand, with this property you can move in and meet the schools application timescales. The house is superb, is ready to move into, and has an open plan kitchen/diner. The bedrooms are all good sizes, the living room is large and there is a sunny south west facing rear garden, plus plenty of parking and garage. In addition is the great location within easy walking distance of open countryside, the Castle and local, highly regarded primary schools.

£400,000

- NO CHAIN INVOLVED - IMMEDIATELY AVAILABLE
- SOUGHT AFTER PRIMARY SCHOOL CATCHMENT
- VIEWING HIGHLY RECOMMENDED



Property Description

SELLERS COMMENTS

We have loved this house and have really enjoyed living in our road. It's a nice part of Kenilworth: close to the Castle, Abbey Fields and restaurants. We've found our road to be peaceful at night time, and handy for school runs in the daytime.

Our house has been home to our children from baby to teenage years and we've had lots of fun times here. We've had family parties both indoors and outside in the garden, which is a perfect space for barbecues and paddling pools in the summer, and snowball fights in the winter.

This has been a very happy home for us and we hope someone will love living here as much as we have.

DOOR TO

ENTRANCE HALL

Having understairs storage cupboard, radiator, dimmer switch, downlights and door to:

CLOAKROOM

With w.c., wall mounted wash basin, radiator, downlights and complementary tiling.

LIVING ROOM

7.14 x 3.45 (23'5" x 11'4")

A large living room having downlights, dimmer switch, three radiators and feature fireplace with fitted gas fire.

OPEN PLAN KITCHEN/DINER

5.23 x 5.31 (17'2" x 17'5")

A large extended kitchen/diner having a range of cream cupboard and drawer units with matching wall cupboards and round edged worksurfaces. Inset one and a half bowl stainless steel sink unit, integrated appliances to include dishwasher, washer/dryer, induction hob and electric oven. Extractor hood over hob and tall fridge/freezer. Two tall larder units and further storage cupboard having power connected and housing Vaillant gas combination boiler. Two radiators, downlights, dimmer switch, complementary tiling and side entrance door. In the dining area is space for dresser unit and dining table and chairs. French double doors open onto the rear garden. From kitchen is a personal side entrance door.

FIRST FLOOR LANDING

With downlights and access to boarded roof storage space. (19sqm boarded)

BEDROOM ONE

3.86 x 3.48 (12'8" x 11'5")

A large master double bedroom with wall to wall range of built in triple wardrobes, radiator and dimmer switch.

BEDROOM TWO

3.48 x 3.23 (11'5" x 10'7")

With triple wardrobe unit and side shelving unit. Radiator and dimmer switch.

BEDROOM THREE

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

With radiator and dimmer switch.

MODERN BATHROOM

1.85 x 1.73 (6'1" x 5'8")

A delightful fully tiled bathroom with Porcelanosa tiles, panelled bath having shower over and folding shower screen, wash basin and w.c., extractor fan, downlights, dimmer switch, shaver/charger point and heated towel rail.

OUTSIDE

PARKING

The property benefits from a large block paved driveway which provides ample parking to the front and side of the property for several vehicles. Sensor light.

GARAGE

There is a single garage with up and over door and power supply.

REAR GARDEN

The lovely rear garden enjoys a sunny south westerly aspect and is accessed via a gate at the side and via the French doors from the dining area. There is a large paved patio and an area of lawn with path to the sides along with attractive borders. In addition is a further paved area, perfect for the bbq. Timber fencing forms the boundaries. Outside Tap. Outside Light.



Tenure

Freehold

Council Tax Band

D

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

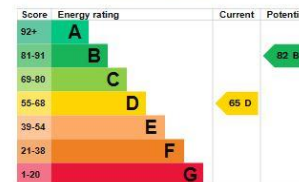


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Energy rating and score

This property's current energy rating is D. 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