



JULIE PHILPOT
RESIDENTIAL



14 Courthouse Croft | Kenilworth | CV8 2QZ

An extended semi detached house, which is immediately available with 'No Chain Involved', providing great flexibility in living for couples or families with a lounge, conservatory and additional ground floor reception room which can be a guest bedroom, home office or playroom. The property also has a modern kitchen and bathroom, south facing rear garden, garage and driveway parking for two cars. Courthouse Croft is a cul de sac providing easy access for all local amenities.

£282,500

- No Chain Involved
- Two/Three Bedrooms
- Lounge & Conservatory
- Night Storage Heating



Property Description

DOOR TO

ENTRANCE HALL

Having laminate flooring, Creda night storage heater, dado rail and understairs storage cupboard.

KITCHEN

10' 9" x 5' 8" (3.28m x 1.73m)

A well planned modern kitchen with a range of cupboard and drawer units and matching range of wall cupboards having lighting under. Round edged worksurfaces to three walls, four ring electric hob with electric oven under and extractor over. One and a half bowl sink unit having mixer tap over, space for under counter style fridge and freezer. Space and plumbing for washing machine.

LOUNGE

14' 11" x 11' 8" (4.55m x 3.56m)

With tv aerial connection, night storage heater and door to:

FAMILY ROOM/OFFICE/BEDROOM THREE

17' 0" x 7' 2" (5.18m x 2.18m)

A very useful additional room to the property which offers great flexibility in use depending upon each buyers needs. The room is accessed via the lounge and has views over the rear garden.

CONSERVATORY

10' 6" x 12' 7" (3.2m x 3.84m)

Having electric wall mounted panel heater and French double doors to rear garden.

FIRST FLOOR LANDING

With access to roof storage space via pull down loft ladder.

DOUBLE BEDROOM ONE

10' 0" x 9' 0" (3.05m x 2.74m) Exc Wardrobes

A double bedroom with wall to wall range of built in wardrobes having sliding mirror doors.

DOUBLE BEDROOM TWO

9' 1" x 8' 6" (2.77m x 2.59m) Exc Wardrobes

A second double room located to the front of the property with large double door wardrobe and deep airing cupboard housing insulated hot water cylinder and with fitted shelving.

BATHROOM

A modern white bathroom with fully tiled walls, panelled bath with Triton electric shower and curtain rail over. Extractor fan, pedestal wash basin, w.c., and heated towel rail.

OUTSIDE

GARAGE FOR STORAGE

9'7" x 7'9" (2.92m x 2.36m)

Having been slightly reduced in length in order to provide the additional living space on the ground floor. There is still a generous amount of the storage and access is via an up and over door.

DRIVEWAY

To the front of the property is driving parking for two cars.

GARDEN

The rear garden has a sunny south facing aspect, newly installed timber fencing to the side and provides very low maintenance as the garden is paved and provides plenty of sunny seating positions.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

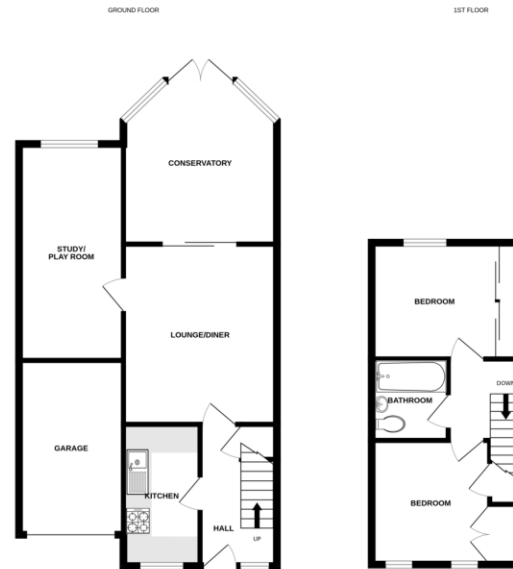
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.