



JULIE PHILPOT
RESIDENTIAL



57 Windy Arbour | Kenilworth | CV8 2BB

A fabulous pre war period property, built in 1937, in a sought after location with a sunny, west facing rear garden enjoying a high degree of privacy. This delightful and much loved family home, on the market for the first time in approaching 50 years, represents a unique opportunity for a buyer to improve and extend further in order to enhance the already well planned and spacious accommodation. We highly recommend viewing in order to appreciate the property which benefits from many period features, central heating, double glazing, parking, garage and well tended gardens.

£575,000

- Spacious 1930's Period Property
- Three Good Size Bedrooms
- Scope For Further Extension
- Sunny West Facing Garden



Property Description

ENTRANCE HALL

Having stripped floorboards, original wall panelling and entrance door with stained glass panel and matching stained glass side window.

DINING ROOM

15' 4" x 12' 0" (4.67m x 3.66m)

Located to the front of the house with walk in bay window, radiator and fitted shelving to side of chimney breast. This room can be used as an additional sitting room if not required as a dining room.

EXTENDED LOUNGE

18' 7" x 15' 2" (5.66m x 4.62m)

A lovely lounge which offers great space, French doors provide direct access to the rear garden, original plate rack to walls, two radiators and tv aerial connection. This room is located next to the kitchen so if a more modern open plan design to the rear of the house is desired, this may become an option for the future buyer.

KITCHEN/BREAKFAST ROOM

18' 7" x 9' 6" (5.66m x 2.9m)

An extended kitchen/breakfast room with space for table and chairs, double drainer stainless steel sink unit, space and plumbing for washing machine, Viessmann wall mounted gas boiler, space for appliances and a slot in electric cooker. Matching range of cupboard and drawer units plus wall cupboards. Walk in pantry/larder and entrance door to garage, store and w.c.

STAIRCASE TO FIRST FLOOR LANDING

A lovely galleried landing with generous size walk in storage cupboard and smoke detector. Access via a pull down loft ladder leads to the full height and large loft space which offers the opportunity for a loft conversion, subject to consents and any approvals that may be required.

BEDROOM ONE

15' 4" x 10' 8" (4.67m x 3.25m)

A large double room with walk in bay window, radiator and two double wardrobes having high level storage above.

BEDROOM TWO

14' 0" x 11' 2" (4.27m x 3.4m)

A second double room with rear garden views, radiator and two double wardrobes having high level storage above.

BEDROOM THREE

10' 0" x 9' 7" (3.05m x 2.92m)

A really good size third bedroom with radiator and airing cupboard housing insulated hot water cylinder. Central heating programmer.

BATHROOM

With pedestal wash basin, w.c., panelled bath having mixer tap/shower attachment over and fully tiled walls.

OUTSIDE

FRONT GARDEN

The property is set back from the road with mature hedging providing screening with an area of lawn and shrubbery borders.

GARAGE

18' 3" x 8' 0" (5.56m x 2.44m)

Having double timber doors, light power and door to rear garden. Door to kitchen and to the side is a brick built store and additional w.c. To the front of the garage is a driveway providing parking for further vehicles and has stone chippings.

REAR GARDEN

The attractive rear garden is accessed via a door and path from the garage which leads to lawn, pathway and well stocked, mature shrubbery borders. The garden also benefits from a sunny west facing aspect and high degree of privacy.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

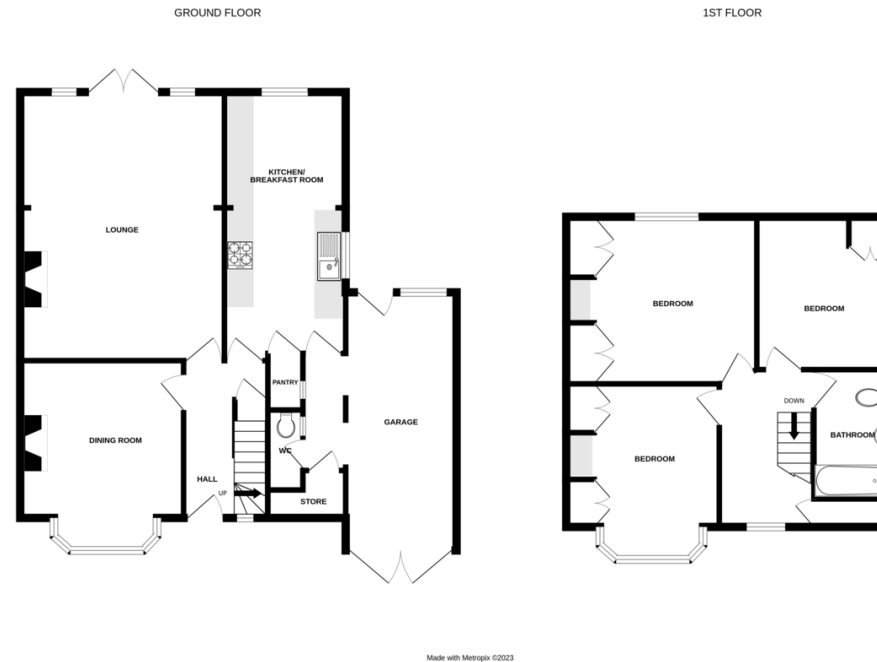
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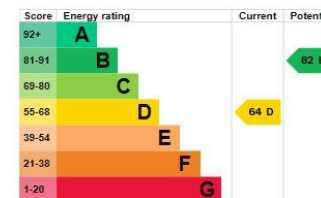
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

This property's 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