



JULIE PHILPOT  
RESIDENTIAL

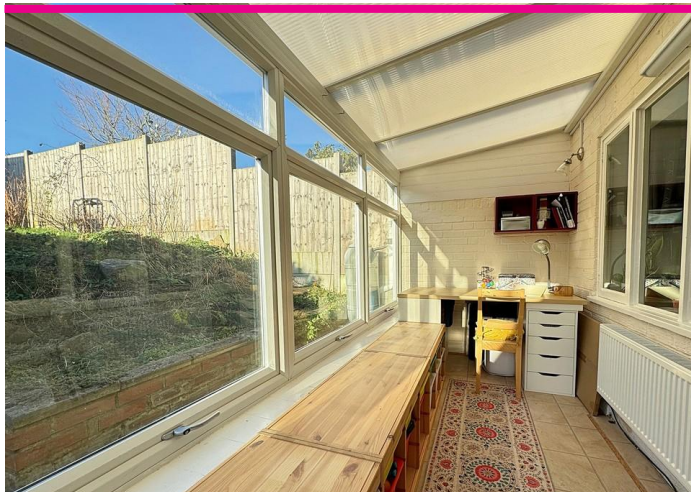


## 39 Finham Road | Kenilworth | CV8 2HY

£325,000

A super property that has been professionally refurbished by the present sellers to provide a lovely modern home which is ready to move into. The property benefits from a living room, conservatory, refitted kitchen and utility room plus cloakroom and three good size bedrooms as well as a refitted bathroom. To the outside is an attractive and sunny garden along with off road driveway parking to the front. An immaculate home with viewing highly recommended.

- Recently Modernised Family Home
- Three Good Size Bedrooms
- Refitted Kitchen, Utility Room & Cloakroom
- Refitted Bathroom
- Immaculate and Ready To Move Into



## Property Description

### **ENCLOSED PORCH**

With light point and door to

### **ENTRANCE HALL**

Having radiator, built in understairs storage cupboards, smoke detector and central heating programmer. Door to:

### **MODERN REFITTED KITCHEN**

11' 4" x 5' 7" (3.45m x 1.7m)

Located to the front of the property and having been professionally re-fitted with an extensive range of Dove Grey matt coloured handleless units with soft closing doors and drawers and matching wall cupboards. Single drainer dark grey composite sink unit, Zanussi integrated slimline dishwasher, Zanussi induction hob with Zanussi electric oven under and extractor hood over. Integrated tall fridge/freezer and tall wall radiator. Complementary tiling.

### **LOUNGE/DINER**

16' 2" x 11' 9" (4.93m x 3.58m)

This is a delightful room to the rear of the house with a feature tiled fireplace having oak mantel, radiator and space for living room furniture.

### **UTILITY ROOM/CLOAKROOM**

10' 0" x 5' 9" (3.05m x 1.75m)

A very useful utility room and cloakroom located to the side of the property with space and plumbing for washing machine and space for tumble dryer with worktop over and tall pull out storage tower.

### **CLOAKROOM**

With w.c, wash basin and housing the wall mounted Baxi Platinum gas boiler.

### **CONSERVATORY**

14' 8" x 5' 8" (4.47m x 1.73m)

This room offers a variety of uses depending upon the occupiers needs, at present it is a craft room and playroom it can also be a traditional conservatory with garden views. Radiator and side entrance door providing access to and from the garden.

## SPINDLED STAIRCASE TO FIRST FLOOR

### LANDING

With smoke detector. A loft ladder provides access to the fully boarded roof storage space.

### BEDROOM ONE

12' 2" x 11' 5" (3.71m x 3.48m)

Located to the rear of the house with garden views and radiator. This is a good size bedroom with plenty of space for freestanding bedroom furniture.

### BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m) Inc Recess

This room is to the front of the property with radiator and space for a double bed.

### BEDROOM THREE

9' 9" x 6' 9" (2.97m x 2.06m)

A good size third bedroom with radiator and to the front of the house.

### REFITTED BATHROOM

A modern bathroom with white suite comprising panelled bath with monsoon/fixed head shower over and hand held shower attachment. Folding shower screen door, concealed cistern w.c, vanity wash basin with double cupboard under. Heated towel rail, complementary tiling and wall mounted heated mirror with a light. Shaver point.

## OUTSIDE

### FRONT & PARKING

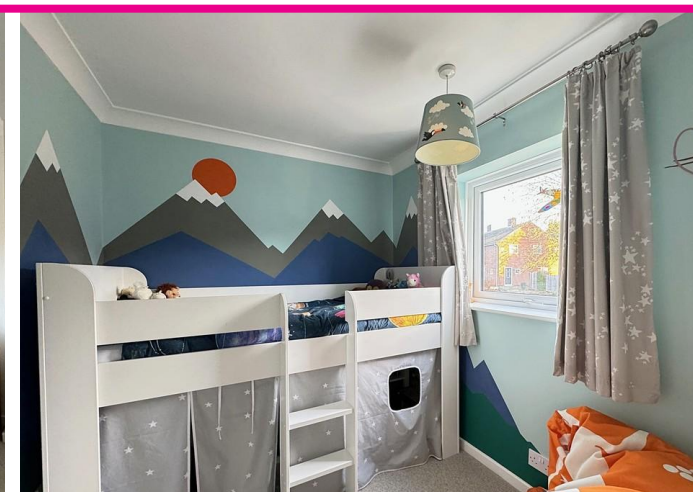
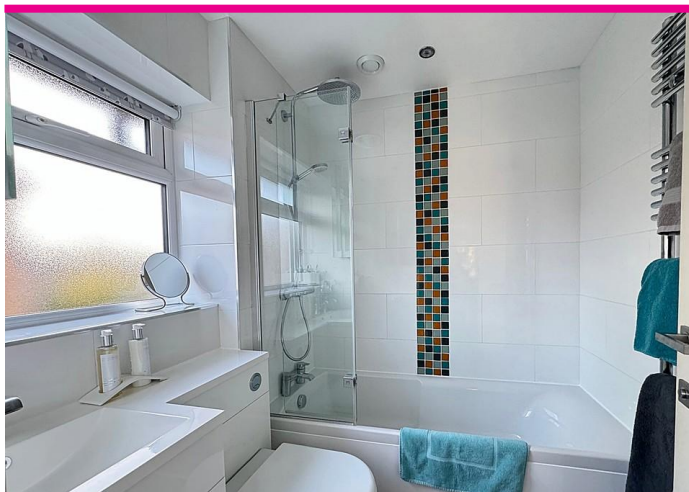
The front of the property provides driveway parking with stone chippings and shrubbery borders to the side.

### REAR GARDEN

Access at the side leads to the rear garden which has a sunny south west facing aspect. The garden has dwarf walling with shrubbery borders over, a couple of steps leads up to the lawned area with shrubs and timber fencing forms the boundaries.

### FIXTURES AND FITTINGS

The bookcases in the lounge and the large garden shed may be available by separate negotiation.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

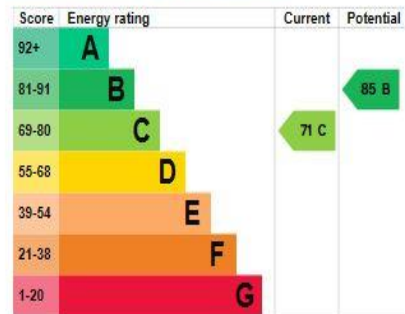
**E:** sales@juliephilpot.co.uk

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

## 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.](#)



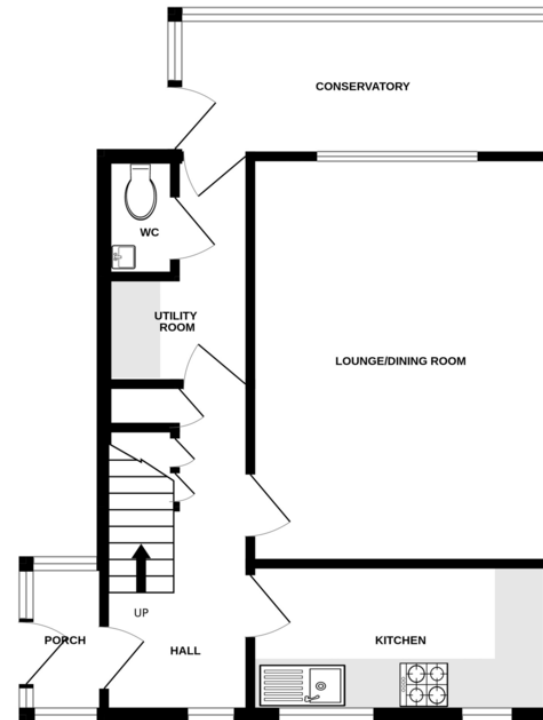
The graph shows this property's current and potential energy rating.

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.

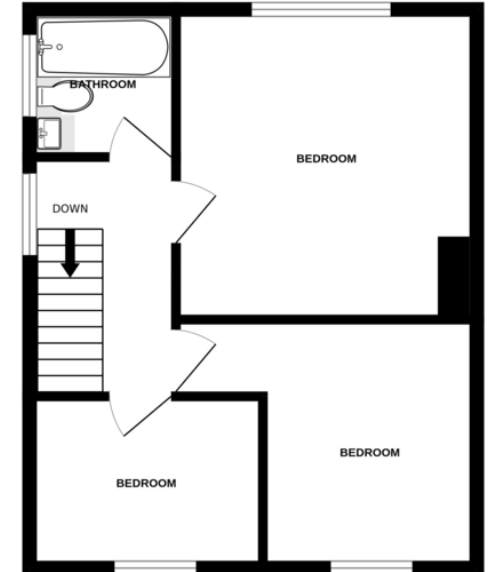
For properties in England and Wales:

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

GROUND FLOOR



1ST FLOOR



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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