



JULIE PHILPOT
RESIDENTIAL



Jasmine Cottage | 202 Warwick Road | Kenilworth | CV8 1HU

£550,000

A charming, detached character property, the original cottage dating back around 300 years with a Victorian extension to the rear. The property is spacious in design, has plenty of character and period features plus it benefits from a double garage and three bedrooms with two bathroom and two kitchens. On the ground floor are the reception rooms which provide great flexibility in use to include a dining room, lounge and snug/breakfast room. Plus a ground floor bathroom and second kitchen. The garden is to the front and very attractive with mature shrubs plus there is driveway parking.

- Detached Period Cottage
- Three Bedrooms, Three Receptions
- Two Bathrooms, Two Kitchens
- Double Garage
- Viewing Essential



Property Description

DOOR TO

ENTRANCE HALL

A welcoming entrance to the cottage with understairs space, two wall light points, radiator and central heating thermostat.

DINING ROOM

12' 1" x 9' 9" (3.68m x 2.97m)

Set in the original part of the cottage and to the front with garden views. Two wall light points, radiator and door to the double garage. Step down to:

LOUNGE

14' 9" x 12' 5" (4.5m x 3.80m)

Having brick built feature fireplace, radiator and two wall light points.

SNUG/BREAKFAST ROOM

11' 3" x 11' 8" (3.43m x 3.56m)

This room provides a variety of uses, it is currently the snug with part kitchen. There is space for a dining table and chairs, dual aspect windows and feature fireplace. To one side is a sink unit, range of cupboard and drawer units, electric four ring hob with double oven under and extractor over. Matching range of wall cupboards including glazed display units.

KITCHEN/UTILITY ROOM

10' 5" x 7' 3" (3.18m x 2.21m)

This kitchen can also be a utility too with sink unit having double cupboard under and space for dishwasher, four ring electric hob with electric oven under and extractor hood over. Space for washing machine and space for tall fridge/freezer. Side entrance door and door to:

GROUND FLOOR BATHROOM

Having panelled bath, shower over and shower screen. Pedestal wash basin and w.c., electric wall heater, shaver point and wall light. Complementary tiling.

FIRST FLOOR LANDING

With smoke detector and electric panel heater.

LARGE SHOWER ROOM

Having corner shower enclosure with glazed sliding shower screen door, concealed cistem w.c, radiator and shaver point. Complementary tiling and a dressing area with display areas, wall cupboard and pedestal wash basin. Dimplex wall heater and wall light point.

BEDROOM ONE

13' 9" x 11' 8" (4.19m x 3.56m)

A large double bedroom with a couple of steps down from the landing, dual aspect windows, radiator and feature fireplace.

BEDROOM TWO

11' 9" x 9' 8" (3.58m x 2.95m)

A second good size double bedroom with radiator, garden views to the front, wardrobe recess, feature fireplace and access to roof storage space.

BEDROOM THREE

11' 9" x 11' 6" (3.58m x 3.51m)

With radiator and dual aspect windows. Garden views to the front.

OUTSIDE

DOUBLE GARAGE

24' 7" x 13' 9" (7.49m x 4.19m)

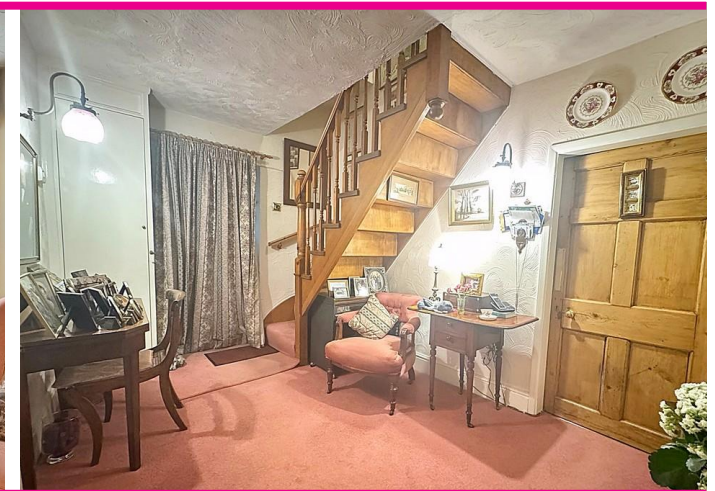
Having double timber opening doors, wall mounted Worcester gas boiler, light, power, radiator and built in workbench.

FRONT GARDEN

The property has a very attractive, well kept, well stocked and well planned landscaping scheme. There are a variety of plants, shrubs and trees to provide colour and privacy. In addition is a stone chipping driveway for vehicle parking.

REAR ACCESS

The property is approached over a shared driveway. There is a gate which also leads to the rear of the cottage and to a small courtyard garden area with brick walling,



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

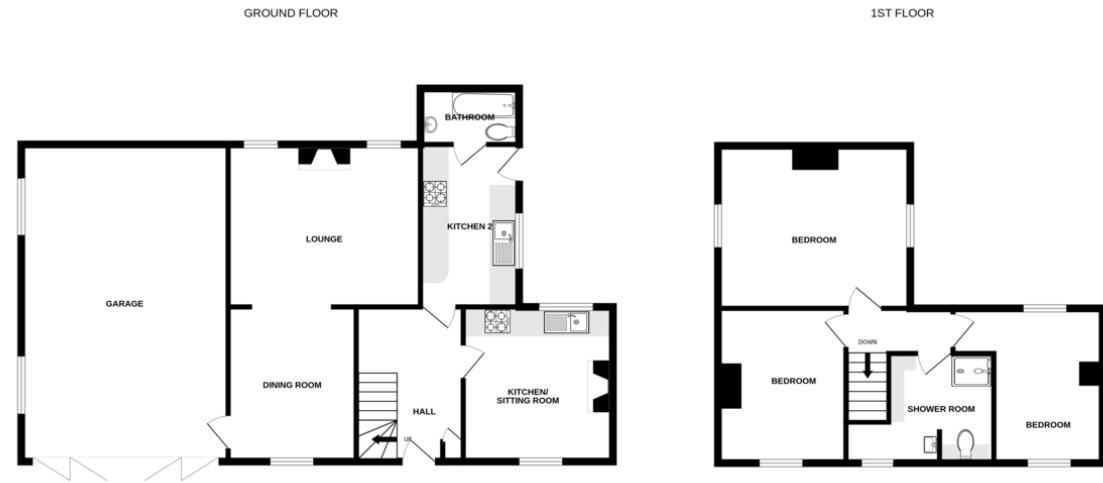
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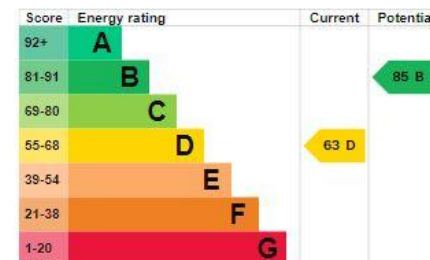


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Energy rating and score

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: