



JULIE PHILPOT
RESIDENTIAL



23 Woodmill Meadow | Kenilworth | CV8 2XP

£280,000

A well planned two bedroomed semi detached house with the added benefit of a garage, driveway parking plus an additional allocated car parking space. The property is situated in a nice cul de sac adjacent to Kenilworth Common with local footpaths to the Greenway close by. The garden has a sunny aspect and backs onto Finham brook. It is also easy to walk to Abbey Fields and the old historic part of town.

- No Chain Involved
- Semi Detached House
- Garage & Ample Further Driveway Parking
- Open Green Areas On The Doorstep



Property Description

DOOR TO

ENTRANCE HALL

With radiator.

KITCHEN

10' 4" x 6' 4" (3.15m x 1.93m)

With stainless steel sink, cupboard and drawer units, four ring hob with electric oven under and extractor hood over. Radiator and feature 'oriel' shaped window. The kitchen appliances are included in the sale.

LOUNGE/DINER

14' 1" x 12' 9" (4.29m x 3.89m)

With French doors to rear garden, door to understairs storage cupboard and radiator.

FIRST FLOOR LANDING

BEDROOM ONE

12' 4" x 10' 4" (3.76m x 3.15m)

Having a range of built in wardrobes with drawers under and recess to side providing additional storage space. Airing cupboard housing insulated hot water cylinder.

BEDROOM TWO

11' 2" x 7' 8" (3.4m x 2.34m)

With radiator and rear garden views.

BATHROOM

Having panelled bath with shower and curtain rail over. Pedestal wash basin, w.c., complementary tiling and radiator.

OUTSIDE

SINGLE GARAGE

Having up and over door.

DRIVEWAY PARKING

In front of the garage is driveway parking and in addition to this is a further allocated car parking space which is located to the front of the property.

REAR GARDEN

A very attractive rear garden which backs onto Finham brook. The garden has been landscaped to provide easy maintenance with a patio area and steps that lead down to a further stone chipping seating area. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

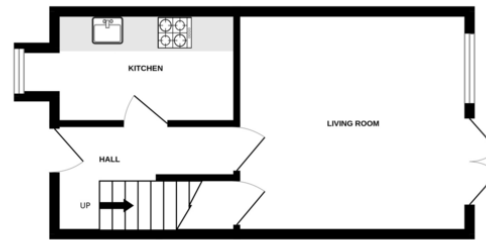
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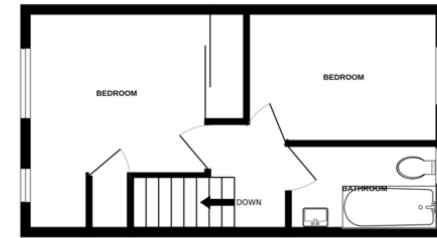
W: www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR

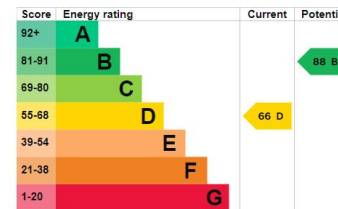


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Energy rating and score

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:

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