



JULIE PHILPOT
RESIDENTIAL



21 Beech Drive | Kenilworth | CV8 2JQ

A superb three bedroomed semi detached property having been extended, modernised and improved by the present sellers. This home is in immaculate order throughout with a fabulous kitchen/breakfast room plus lounge, dining room and a family room/home office which has been converted from the garage. The property is in a popular and quiet residential location and also benefits from a sunny south west facing rear garden. Viewing is highly recommended.

£425,000

- Extended & Modernised Semi Detached House In Sought After Locations
- Immaculate Order
- Three Bedrooms
- Three Reception Rooms



Property Description

PROPERTY DETAILS

This property has been, as mentioned, improved by the present sellers to include the conversion of the garage to create the office/family room whilst still retaining storage for bikes to the front of the original garage, the garden has been landscaped, a new drive installed with EV charging point, new bathroom, new windows and a professionally designed and fitted kitchen.

ENTRANCE HALL

With radiator, solid engineered oak floor, smoke detector and bespoke pull out understairs storage cupboards.

LOUNGE

13' 6" x 10' 4" (4.11m x 3.15m)

With bay window, tv aerial connection, radiator and Limestone fireplace with gas flueless remote control gas fire fitted by Manor House Fires of Kenilworth. Archway to:

DINING ROOM

11' 5" x 9' 0" (3.48m x 2.74m)

With radiator and door to rear garden.

KITCHEN/BREAKFAST ROOM

14' 9" x 10' 5" (4.5m x 3.18m)

Having an extensive range of professionally fitted cupboard and drawer units with integrated washing machine and tumble dryer, Neff microwave and 'hide and slide' oven, Neff four ring induction hob with extractor hood over, 60/40 split tall fridge/freezer and AEG dishwasher. Tall pull out larder unit, practical pull out corner storage units and plenty of deep pan drawers providing excellent storage space. Matching range of wall cupboards, door to garden and two Velux windows. Underfloor heating and complementary tiling. Door to family room/office.

FAMILY ROOM/OFFICE

10' 5" x 7' 2" (3.18m x 2.18m)

This room provides great flexibility depending upon the owners needs, it is at present a family room/office. There is space in here for a pull out double size sofa bed to provide a guest room/bedroom four if needed.

FIRST FLOOR LANDING

With access to roof storage space via pull down loft ladder. The loft is partly boarded has a light and the gas boiler is located in the loft.

BEDROOM ONE

13' 6" x 10' 1" (4.11m x 3.07m)

With radiator.

BEDROOM TWO

11' 4" x 10' 10" (3.45m x 3.3m)

With radiator, rear garden views and built in storage cupboard.

BEDROOM THREE

10' 5" x 6' 4" (3.18m x 1.93m)

Having built in wardrobe with shelving and hanging space. Radiator.

BATHROOM

7' 8" x 6' 3" (2.34m x 1.91m)

A modern fully tiled bathroom with 'p' shaped bath having curved shower screen and shower over plus mixer tap with shower attachment. Pedestal wash basin, w.c., heated towel rail, complementary tiling, wall light, underfloor heating, shaver point, extractor fan and heated demisting mirror.

OUTSIDE

DRIVEWAY PARKING

The front of the property provides vehicle parking having a recently laid driveway with external tap, EV charging point and access to:

STORE

8' 0" x 2' 8" (2.44m x 0.81m)

There is very useful storage with double opening doors located to the front of the property, ideal for bikes and bin storage.

REAR GARDEN

The newly landscaped rear garden is a special feature to the property enjoying a sought after sunny south-west aspect. There is a large full width porcelain patio being perfect for entertaining, an area of lawn and attractive shrubbery borders, a timber archway and path leads to the rear of the garden where there is a summerhouse and shed.

Outside tap and outside power socket.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

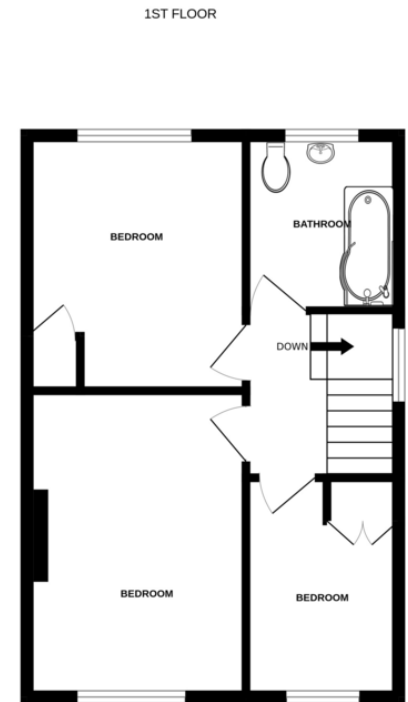
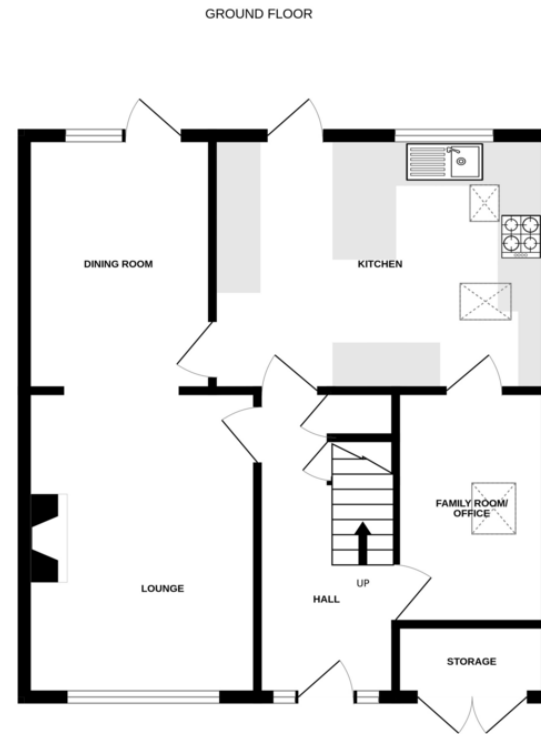
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

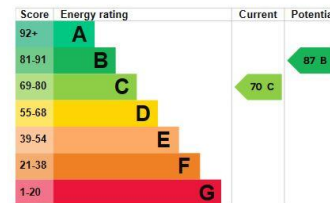


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Energy rating and score

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