



JULIE PHILPOT
RESIDENTIAL



21 Woodland Road | Kenilworth | CV8 2FJ

£415,000

A spacious and well planned traditional semi detached property with the added advantage of direct access to The Greenway for the lovely rear garden, ideal for dog walking or family cycling. The property benefits from three bedrooms, a large open plan lounge/diner and an extended kitchen plus there is ample driveway parking and a garage. A very nice home that has been improved by the sellers and can only be appreciated by viewing.

- Large Rear Garden
- Ample Parking & Garage
- Three Bedrooms
- Well Planned Accommodation



Property Description

DOOR TO

ENTRANCE LOBBY

Having laminate wood flooring, door to hallway and door to:

CLOAKROOM

With w.c. corner sink unit with cupboard under, extractor fan and radiator.

ENTRANCE HALL

Having laminate wood flooring, understairs storage space, radiator and central heating thermostat.

LOUNGE/DINER

22' 8" x 13' 3" (6.91m x 4.04m)

A lovely large open plan lounge/diner being light and airy with direct access to the rear garden, feature fireplace with marble hearth, two radiators and four wall light points. Serving hatch to kitchen.

EXTENDED KITCHEN/BREAKFAST ROOM

19' 8" x 8' 6" (5.99m x 2.59m)

In the breakfast area is space for dining table and chairs, radiator and tiled floor. Serving hatch to dining room. In the kitchen area is a range of cupboard and drawer units with matching wall cupboards. Induction hob with stainless steel extractor hood over, electric wall mounted oven with cupboards above and below, integrated fridge/freezer, space and plumbing for washing machine and space for dishwasher. Integrated fridge/freezer.

FIRST FLOOR LANDING

Having access to roof storage space. Built in storage cupboard with fitted shelving.

BEDROOM ONE

11' 7" x 9' 9" (3.53m x 2.97m) Exc Wardrobes
With radiator and wall to wall range of built in wardrobes.

BEDROOM TWO

11' 8" x 10' 9" (3.56m x 3.28m)
With radiator and rear garden views.

BEDROOM THREE

8' 8" x 8' 0" (2.64m x 2.44m)
Having radiator.

BATHROOM

Having panelled bath with mixer tap/shower attachment, vanity wash basin with double cupboard under, w.c. heated towel rail and complementary tiling.

OUTSIDE

PARKING

There is ample driveway parking to the front and side of the property.

GARAGE

16' 5" x 8' 3" (5m x 2.51m)

Having an up and over door, light, power and personal side entrance door.

GARDEN

The rear garden is generous in size with a paved patio area plus lawn and borders. To the far end of the garden is a children's play area. Timber fencing forms the boundaries. A gate at the bottom of the garden provides direct access to The Greenway which is perfect for walking and family cycling.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

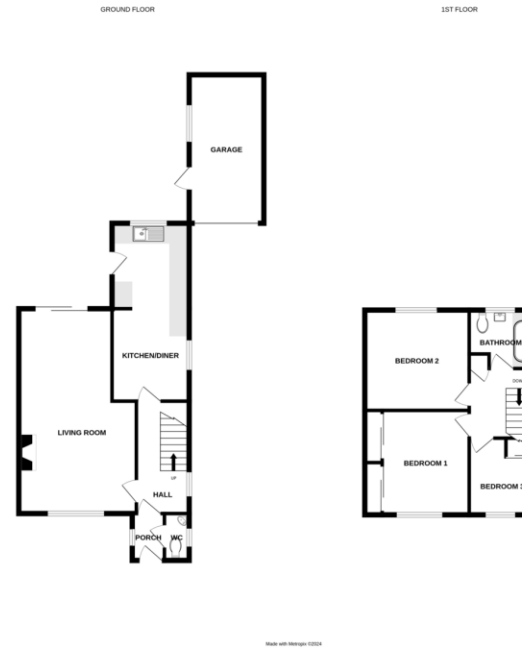
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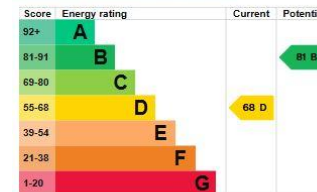
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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