



JULIE PHILPOT  
RESIDENTIAL



## 11 Laburnum Avenue | Kenilworth | CV8 2DR

£400,000

A traditional three bedroom semi-detached home in a popular and sought after location within easy reach of town and the train station as well as schools for children of all ages. The property is well planned, has driveway parking plus a garage as well as a very pretty garden to the rear which enjoys a high degree of privacy. The property does offer some scope for further modernisation. This is a popular road in Kenilworth with viewing highly recommended.

- Three Bedrooms
- Spacious Lounge/Dining Room
- Refitted Shower Room
- Driveway and Garage
- No Chain



## Property Description

### **RECESSED ENTRANCE**

With double glazed front entrance door and glazed side window leading to:

### **RECEPTION HALL**

With staircase leading to the first floor, window to side, central heating radiator and large downstairs storage cupboard with window, power and light.

### **SPACIOUS LOUNGE/DINING ROOM**

26' 2" x 9' 4" min 11' 8" max (7.98m x 2.84m min 3.56m max)  
Having tiled fireplace with fitted gas fire and raised hearth, central heating radiator to both the lounge and dining areas, tv point, large picture window to front and sliding patio doors leading out to the delightful rear garden and patio area.

### **KITCHEN/DINER**

11' 3" x 7' 9" max (3.43m x 2.36m)  
Having a range of cupboard and drawer units, matching wall cupboards and round edged worksurfaces. Inset stainless steel sink unit with mixer tap over, 'Stoves' four ring gas hob with built in oven and grill beneath. Space and plumbing for washing machine, space for fridge/freezer, side window, central heating radiator, serving hatch to dining area and space for table and chairs. Door to:

### **REAR LOBBY**

Housing two brick built stores, one housing the 'Glow Worm' free standing boiler the other housing the outside w/c.

### **FIRST FLOOR LANDING**

Being naturally lit via side window and having access point to loft space.

### **BEDROOM ONE**

14' 1" x 10' 6" (4.29m x 3.2m)  
A double bedroom with radiator, window to front and a range of built-in furniture including two double wardrobes, dressing table unit and chest of drawers.

### **BEDROOM TWO**

11' 4" x 10' 6" (3.45m x 3.2m)  
A second double bedroom with rear garden views, radiator and large storage cupboard with shelving housing the hot water cylinder.

### **BEDROOM THREE**

9' 8" x 6' 9" (2.95m x 2.06m)  
A good sized single bedroom with radiator and window to front.

### REFITTED SHOWER ROOM

Having a modern suite comprising walk-in shower cubicle with glazed door and inset shower, vanity sink unit with two drawers under and low flush w/c. Tall towel rail/radiator, part tiled walls, opaque glazed window to side and tiled floor.

### OUTSIDE

The property is set back from the road behind a low brick wall with the front garden having a shaped area of lawn surrounded by flowering and herbaceous borders, paved pathway and gravelled area leading to:

### DRIVE AND PARKING

There is a long driveway to the side providing parking ample off road parking which leads to:

### GARAGE

With up and over door.

### REAR GARDEN

The attractive rear garden enjoys a sunny aspect and is neatly laid out with a paved patio/seating area leading to the shaped area of lawn with raised beds and mature borders planted with a variety of flowering plants, trees and shrubs. Timber fencing form the boundaries and there is a side gate providing access to the garage and front of the property.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

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## Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

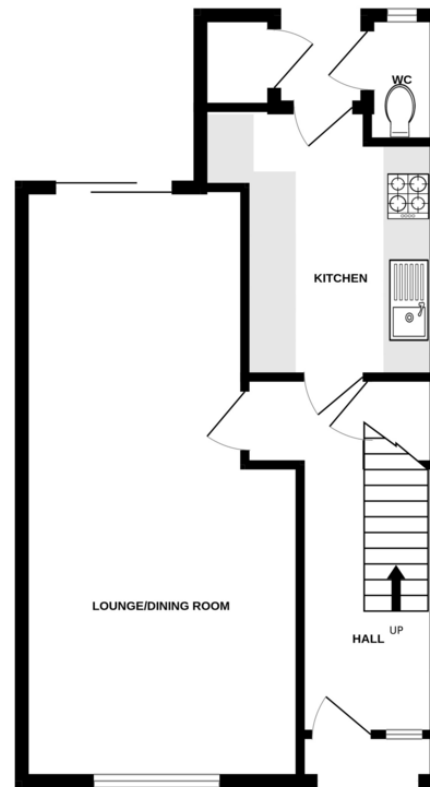
The graph shows this property's current and potential energy rating.

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.

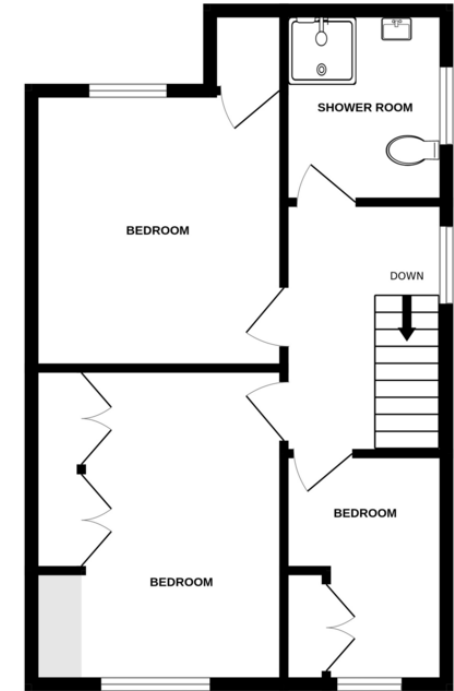
For properties in England and Wales:

- 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