



JULIE PHILPOT
RESIDENTIAL



16 Broomy Bank | Kenilworth | CV8 2SF

A delightful property having been extended and remodelled with a garage conversion by the present sellers in order to provide spacious living with the added benefit of a home office, utility room, ground floor cloakroom and dining/garden room in addition to the three bedrooms, lounge, bathroom with large walk in shower and kitchen/breakfast room. The property is in a cul de sac location within easy walking distance of the nature reserve, Kenilworth Common, The Greenway and local schools.

£372,000

- Viewing Advised
- Three Bedrooms
- Spacious Family Living
- Low Maintenance, Private Garden



Property Description

DOOR TO

ENTRANCE HALL

With radiator and door to:

LOUNGE

12' 3" x 12' 3" (3.73m x 3.73m)

Having feature fireplace, radiator, built in understairs storage cupboard and tv aerial connection. Double doors lead into:

KITCHEN/BREAKFAST ROOM

15' 6" x 8' 8" (4.72m x 2.64m)

Having a range of cupboard and drawer units with matching wall cupboards and extensive round edged worksurfaces which on one wall extends to form a breakfast bar. Integrated dishwasher, electric four ring hob with extractor hood over, integrated tall fridge/freezer and wall mounted double oven with storage above and below. Tiled floor and complementary tiling. Double doors to:

DINING/GARDEN ROOM

9' 1" x 15' 8" (2.77m x 4.8m)

With garden views, two Velux windows, two wall light points, radiator and French double doors to rear garden. Door to:

UTILITY ROOM & CLOAKROOM

With space and plumbing for washing machine and tumble dryer plus space for further appliance. 'L' shaped worksurface providing storage display areas and wall units over. Radiator and door to:

HOME OFFICE

7' 4" x 6' 3" (2.24m x 1.91m)

An ideal home office with separate entrance door from the front of the property. Radiator, laminate flooring and access to roof storage space.

CLOAKROOM

With w.c., sink unit and wall mounted Vaillant gas boiler.

FIRST FLOOR LANDING

With airing cupboard housing Ariston pressurised hot water cylinder. Access from the landing to roof storage space.

BEDROOM ONE

9' 6" x 9' 1" (2.9m x 2.77m)

With radiator and built in wardrobes with sliding mirror doors.

BEDROOM TWO

10' 1" x 9' 6" (3.07m x 2.9m)

A second double room that is currently used as a dressing room with a large range of built in wardrobes, included in the sale. Radiator.

BEDROOM THREE

7' 3" x 8' 8" (2.21m x 2.64m) Max 'L' Shape Room

An 'L' shaped room with generous size built in storage cupboard/wardrobe. Radiator.

BATHROOM

6' 4" x 5' 9" (1.93m x 1.75m)

A modern shower room which is fully tiled with a large walk in shower having fixed shower screen, monsoon fixed head shower and hand held shower attachment, vanity wash basin with double cupboard under and concealed cistern w.c. Heated towel rail and fully tiled walls in complementary tiling.

OUTSIDE

GARDENS AND PARKING

The gardens with this property are easily maintained, to the front is an area of lawn and well tended shrubbery borders. The rear garden enjoys a private setting and high degree of privacy with timber decking, seating area plus lawn and shrubbery borders. Timber Shed. Timber fencing forms the boundaries. There is driveway parking to the front of the house.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

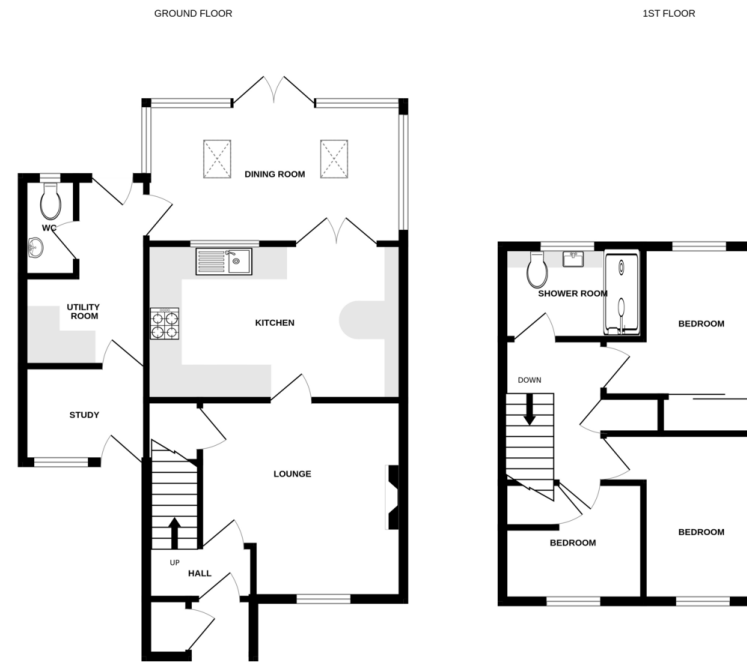
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

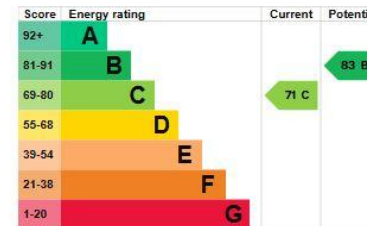


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Energy rating and score

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