



JULIE PHILPOT  
RESIDENTIAL



## 2 Glebe Crescent | Kenilworth | CV8 1JA

An opportunity to purchase a detached chalet design property providing spacious and flexible accommodation. The property, a Spicer Built home constructed in 1965 for the Spicer family is on the market for the very first time. On the ground floor is a kitchen, bathroom and lounge with two bedrooms and on the first floor are two large double bedrooms thereby providing great flexibility in design and layout. There is a private garden to the side and rear along with a garage and driveway parking. The location is ideal for town which is within walking distance.

£450,000

- No Chain Involved
- Flexible Living Space
- Close To Town
- Modernisation Opportunity





## Property Description

### DOOR TO

### ENTRANCE HALL

With original parquet flooring, radiator and smoke detector. Central heating thermostat.

### LOUNGE/DINER

20' 9" x 13' 6" (6.32m x 4.11m)

With original parquet flooring and original fireplace, dual aspect windows and tv aerial connection. Side entrance door which provides access to the side garden area.

### BATHROOM

8' 4" x 6' 6" (2.54m x 1.98m)

With bath, pedestal wash basin, w.c, tiling and radiator.

### BEDROOM FOUR/STUDY

10' 6" x 8' 9" (3.2m x 2.67m)

With built in storage cupboard and radiator. This room can be a reception room or a bedroom depending upon the needs of the owners. Views to the sunny side garden.

### DOUBLE BEDROOM

12' 6" x 10' 5" (3.81m x 3.18m)

Having a range of built in wardrobes and built in drawer units. Side garden view.

### EN-SUITE CLOAKROOM

9' 5" x 4' 8" (2.87m x 1.42m)

This room can easily be converted to provide a full en-suite shower room at present there is a wash basin with storage cupboards under and w.c. Radiator, extractor fan and shaver point.

### KITCHEN/BREAKFAST ROOM

12' 6" x 10' 0" (3.81m x 3.05m)

Having an original range of cupboard and drawer units with matching wall cupboards, stainless steel sink, space and plumbing for washing machine, space for electric slot in cooker and space and plumbing for dishwasher. Radiator and wall mounted Potterton gas boiler. Side entrance door. Space for breakfast table and chairs.

### FIRST FLOOR LANDING

Having airing cupboard with hot water cylinder and fitted shelving plus water tank.

### DOUBLE BEDROOM

13' 5" x 13' 8" (4.09m x 4.17m)

having stripped floorboards, radiator and access to under eaves storage space.

### DOUBLE BEDROOM

18' 8" x 13' 8" (5.69m x 4.17m) Max

With radiator, wash basin and built in wardrobe. Access to under eaves storage space, telephone point and rear garden views.

### OUTSIDE

#### CAR PORT, GARAGE & PARKING

To the front of the property is ample driveway parking which leads to the covered car port, detached single garage with light, power and side entrance door.

#### GARDENS

The gardens with this property are very mature and well stocked. To the front is an area of lawn with shrubs and to the side and rear are further mature garden areas with lawns, attractive shrubbery borders and seating areas. Timber fencing forms the boundaries.





## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

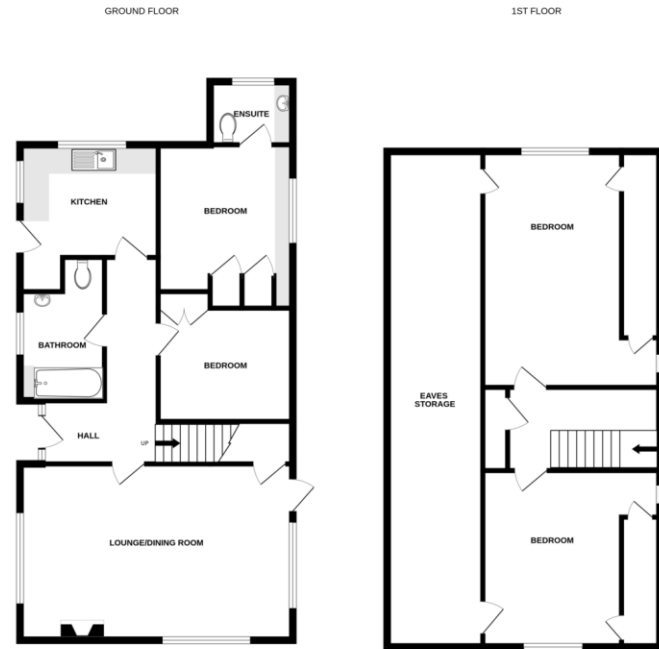
## Contact Details

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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

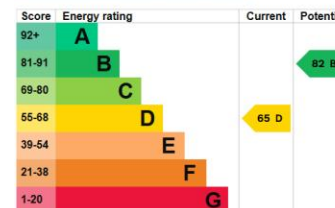


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### Energy rating and score

This property's energy rating is 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