



JULIE PHILPOT  
RESIDENTIAL



## 12 Queens Road | Kenilworth | CV8 1JQ

£550,000

An ideal town centre property with driveway parking, garage and low maintenance gardens. This lovely home benefits from many period features to include high ceilings with covings and picture rails, a welcoming entrance hall, modern kitchen/breakfast room, two reception rooms, a ground floor master double bedroom and shower room. Whilst on the first floor is a second bathroom and large bathroom. The location is very sought after with the excellent town centre amenities and facilities all being within a short walk.

- Detached Town Centre Property
- Two Bedrooms, One Ground Floor & One First Floor
- Two Separate Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom



## Property Description

### **CANOPY PORCH**

With stained glass door to

### **CENTRAL ENTRANCE HALL**

Having oak laminate wood flooring, radiator, ceiling coving and picture rail. Doors off to all ground floor rooms.

### **LOUNGE**

17' 1" x 12' 0" (5.21m x 3.66m)

With bay window, feature fireplace with gas fire, four wall light points, radiator, ceiling coving and picture rail.

### **DINING ROOM**

17' 3" x 11' 9" (5.26m x 3.58m)

With bay window, two radiators, three wall light points, ceiling coving and picture rails plus open tread staircase to first floor.

### **GROUND FLOOR SHOWER ROOM**

Having tiled floor, circular shower tray with shower and curved shower screen. Vanity sink unit with cupboards under, w.c. complementary tiling and tiled floor. Heated towel rail, radiator and wall mounted storage cabinet.

### **DOUBLE BEDROOM ONE**

14' 0" x 9' 9" (4.27m x 2.97m) Exc Wardrobes

Having rear garden views, wall to wall range of built in wardrobes, matching drawer units and bedside cabinet. Ceiling coving and picture rails.

### **KITCHEN/BREAKFAST ROOM**

14' 0" x 12' 0" (4.27m x 3.66m)

Having an extensive range of cupboard and drawer units set under complementary worktops with matching range of wall cupboards over. Integrated appliances to include four ring electric hob with extractor over, Siemens wall mounted double oven and Siemens slimline dishwasher. Tall fridge/freezer and washing machine. Boiler cupboard housing Worcester gas combination boiler. Rear garden views, space for table and chairs and side entrance door.



## FIRST FLOOR LANDING

### SECOND BEDROOM

12' 2" x 8' 9" (3.71m x 2.67m)

With radiator, built in storage cupboard which then provides further access to under eaves storage space.

### LARGE BATHROOM

13' 6" x 8' 8" (4.11m x 2.64m)

Having panelled bath, separate shower enclosure with glazed shower screen door, pedestal wash basin and w.c. with complementary tiling and three wall light points. Radiator.

## OUTSIDE

### DRIVEWAY AND PARKING

There is ample driveway parking for vehicles to the side of the property.

### DETACHED GARAGE

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

### GARDENS

Both the front and rear garden have been paved for low maintenance. The rear garden is also nice and sunny, enjoys a high degree of privacy and is walled.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

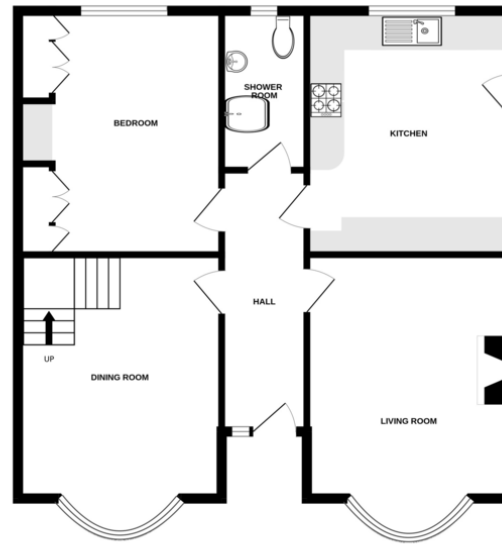
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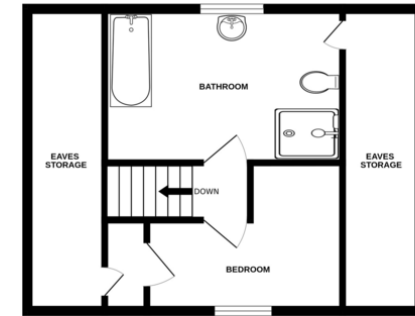
**W:** www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR



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## Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	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