



JULIE PHILPOT  
RESIDENTIAL



## Rose Cottage | 143 Warwick Road | Kenilworth | CV8 1HY

£489,950

An attractive, individual period town centre semi detached home providing deceptively spacious accommodation with four generous bedrooms, four reception rooms and the added benefit of driveway parking for three vehicles to the rear, a great bonus for a town centre property. The accommodation is extremely well presented and can only be appreciated by viewing, which is highly recommended.

- Very Spacious Town Centre Home
- Four Good Size Bedrooms
- Parking For Three Cars To Rear
- Four Reception Rooms



### PROPERTY DESCRIPTION

This appealing character home combines period features to include fireplaces, exposed beams and slate flooring which combine well with modern day facilities such as double glazing, gas central heating and alarm system. To the outside and to the rear is a very attractive garden enjoying a high degree of privacy and providing low maintenance. The location is ideal for those looking to live in the town centre in order to be able to enjoy all the excellent amenities of the town without the need of driving.

### PROPERTY HISTORY

Within the past twenty years research has taken place relating to the history of the property. An extract from a newspaper dating back to 1875 announced the sale of 141 and 143 Warwick Road, stating that at the time they had been used as a school for circa 50 years suggesting that both homes were interconnected and built around 1825 with this part of town being referred to as Castle End. Both properties have been modified significantly since in order to provide spacious accommodation for couples and families alike. There is further detailed information available at our office.

### ENTRANCE DOOR TO

### VESTIBULE ENTRANCE WITH DOOR TO

### LOUNGE

13' 10" x 12' 11" (4.22m x 3.94m)

This is in a lovely open plan style which provides a light and airy room linking well with the remaining ground floor living areas. Minster stone fireplace with electric fire, three wall light points, bay window and door to:

### DINING ROOM

13' 10" x 10' 8" (4.22m x 3.25m)

With bay window, radiator and feature brick fireplace with chimney for an open fire is so desired.

### INNER HALL

With original flagstones, wall panelling, radiator and downlights. To the side is a recess area with staircase leading to the first floor.

### SNUG

9' 2" x 5' 11" (2.79m x 1.8m)

From the inner hall open access leads to this useful and additional 'snug' area that can also be a quiet reading/quiet zone depending upon the home owners needs. Radiator.

### STUDY

11' 9" x 11' 1" (3.58m x 3.38m)

Having feature fireplace with tiled inserts, telephone point, fitted bookshelves and original parquet flooring.

### KITCHEN/BREAKFAST ROOM

20' 3" x 16' 1" (6.17m x 4.9m)

Having been previously remodelled with an extensive range of cream cupboard and drawer units set under contrasting worksurfaces with matching range of wall cupboards comprising; inset one and half bowl sink unit with mixer tap over, space and plumbing under for automatic washing machine. Inset four ring halogen hob with stainless steel extractor hood over and matching range of built-in appliances including double oven and microwave. Central island unit with deep pan drawers, bookcase and wine/bottle rack under. Complimentary tiling, space for breakfast table and chairs. Two central heating radiators.

### UTILITY ROOM

With space and plumbing for washing machine and tumble dryer. Useful worksurfaces with units to match kitchen. Ceramic tiling.

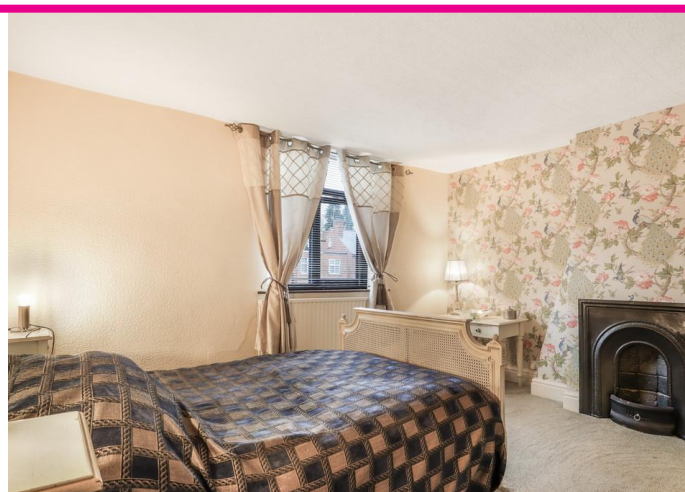
### CLOAKROOM

With w.c., pedestal wash basin, complementary tiling and Vaillant condensing boiler.

### CONSERVATORY

16' 0" x 13' 0" (4.88m x 3.96m)

Accessed from the kitchen having French doors and direct access to the attractive rear garden. Pitched glass roof and air conditioning unit.





#### **FIRST FLOOR LANDING**

With smoke detector and access to roof storage space.

#### **DOUBLE BEDROOM ONE**

13' 10" x 12' 11" (4.22m x 3.94m)

With radiator, feature fireplace and range of built in wardrobes and matching chest of drawers and additional built in wardrobe.

#### **DOUBLE BEDROOM TWO**

13' 10" x 10' 8" (4.22m x 3.25m)

With a range of built in wardrobes and radiator.

#### **DOUBLE BEDROOM THREE**

11' 2" x 11' 10" (3.4m x 3.61m)

With radiator and built in double wardrobe.



#### **BEDROOM FOUR**

10' 5" x 9' 3" (3.18m x 2.82m)

This is another great size bedroom located to the rear of the property with built in wardrobes, matching drawer unit and radiator.

#### **LARGE BATHROOM**

Having a white suite with large walk in shower enclosure, panelled bath, pedestal wash basin and w.c. Complementary tiling, mirrored cabinet and two heated towel rails.



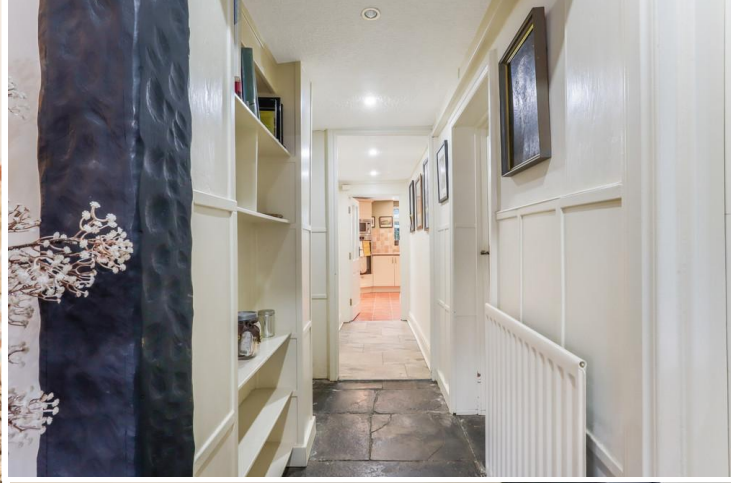
#### **OUTSIDE**

##### **PARKING TO THE REAR**

The house benefits from driveway parking to the rear for THREE CARS. This is a fantastic advantage for a town centre property.

##### **REAR GARDEN**

There is an attractive, well stocked and easily maintained garden to the rear with a block paved pathway leading from the gated parking area to the property. There is a terrace, ideal for entertaining, a lawn and mature shrubbery borders. Natural walling and timber fencing forms the boundaries.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

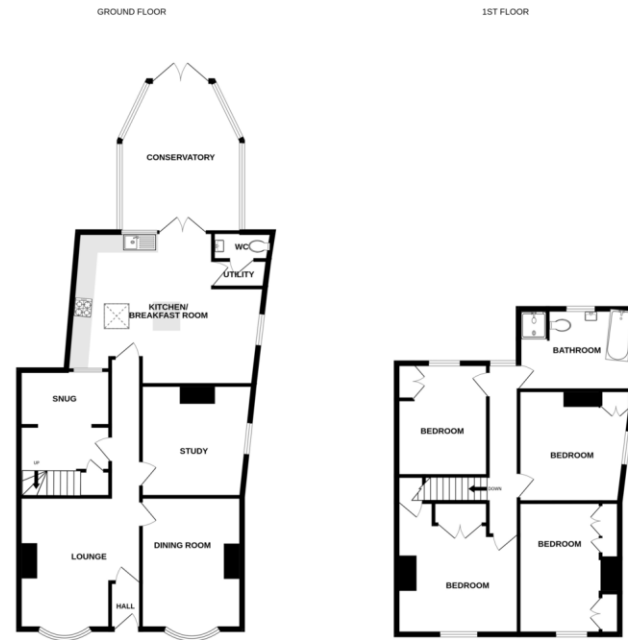
## Contact Details

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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



### 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             |         | 78 C      |
| 55-68 | D             | 57 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