



JULIE PHILPOT  
RESIDENTIAL



## 12 Glebe Crescent | Kenilworth | CV8 1JA

A detached chalet style home being well planned and spacious offering great flexibility in design as there are up to four double bedrooms, two are on the first floor where the bathroom is located and two on the ground floor where there is also a cloakroom. One of the ground floor doubles can be a study or office if desired. Along with these spacious bedrooms is a large living room, fitted kitchen and conservatory. The garden is south facing and private, there is a garage and further driveway parking. The location is ideal for town, it is a cul de sac too.

£485,000

- Viewing Essential
- Two First Floor Double Bedrooms
- Two Ground Floor Double Bedrooms
- Garage & Driveway Parking



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With laminate flooring, radiator and large utility cupboard having space and plumbing for washing machine and space for tumble dryer over.

### **CLOAKROOM**

With vanity basin, storage to the side with storage cupboards under, w.c and heated towel rail. Complementary tiling and large mirror to one wall.

### **LIVING ROOM**

21' 3" x 11' 8" (6.48m x 3.56m)

Having laminate flooring, feature fireplace with gas fire, radiator and patio door to:

### **CONSERVATORY**

With laminate flooring, ceiling light/fan and French double doors to the rear garden.

### **KITCHEN/BREAKFAST ROOM**

12' 4" x 10' 8" (3.76m x 3.25m)

Having a range of cupboard and drawer units plus wall cupboards. Leisure range cooker with glass splashback and extractor hood over. Space for tall side by side fridge/freezer, space and plumbing for dishwasher and ample worksurfaces which extend to provide a breakfast bar.

### **DOUBLE BEDROOM**

10' 9" x 12' 0" (3.28m x 3.66m)

With radiator and laminate flooring.

### **DOUBLE BEDROOM**

9' 9" x 9' 5" (2.97m x 2.87m)

With radiator. This room can also be a further hobby room or reception room/office/study if needed.

### **STAIRCASE TO FIRST FLOOR LANDING**

### **DOUBLE BEDROOM**

17' 9" x 9' 9" (5.41m x 2.97m)

This lovely large double bedroom is used as the master there are built in high gloss wardrobes, a radiator and access to under eaves storage space.

### **DOUBLE BEDROOM**

12' 4" x 10' 1" (3.76m x 3.07m)

This double room overlooks the rear garden, has access to under eaves storage space and a radiator.

### **BATHROOM**

A spacious bathroom with panelled bath, separate shower enclosure, wash basin and w.c. Heated towel rail and complementary tiling.

### **OUTSIDE**

#### **SINGLE GARAGE**

With up and over door. To the front of the garage is driveway parking.

#### **GARDENS**

The front garden has an area of lawn. The rear garden is private and has a sunny south facing aspect, there is a patio area plus lawn and shrubbery borders.



## 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



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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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