



JULIE PHILPOT
RESIDENTIAL



15 Greensward Close | Kenilworth | CV8 2SG

£340,000

A much improved semi detached house in a quiet cul de sac location adjacent to the nature reserve as well as being easy for commuting. This three bedroomed property is well planned, has a good size secure garden with large decking and lawn plus a driveway and garage. The kitchen has been recently refitted and the house is immediately available with 'NO CHAIN' involved. The sellers are keen for a quick sale.

- Chain Free
- Nice Location
- Well Presented Modern Home
- Three Bedrooms



Property Description

ENTRANCE HALL

With radiator and staircase to first floor.

LOUNGE

12' 2" x 12' 4" (3.71m x 3.76m)

Having feature fireplace, radiator, TV aerial connection and large understairs storage cupboard.

KITCHEN/DINER

15' 6" x 9' 3" (4.72m x 2.82m)

Having a range of cupboard and drawer units with matching wall cupboards set under contrasting worksurfaces with inset sink unit having appliance space under. Electric hob with pan drawers under and extractor hood over. Wall mounted electric oven with storage above and below. Modern tall wall radiator in Anthracite. Space for dining table and chairs and doors to rear garden.

FIRST FLOOR LANDING

With built in storage cupboard housing Worcester combination boiler. Smoke detector and access to a generous and partly boarded roof storage space via pull down loft ladder.

BEDROOM ONE

11' 1" x 9' 5" (3.38m x 2.87m)

With built in wardrobes, radiator, garden views and window shutters.

BEDROOM TWO

10' 2" x 9' 5" (3.1m x 2.87m)

With radiator.

BEDROOM THREE

8' 9" x 7' 4" (2.67m x 2.24m)

With large built in storage cupboard/wardrobe and radiator.

BATHROOM

Recently refitted with white suite comprising panelled bath with shower and folding shower screen. Pedestal wash basin, w.c, shaver point, heated towel rail and downlights. Complementary tiling.

OUTSIDE

GARAGE

17' 9" x 10' 4" (5.41m x 3.15m)

With up and over door, light power. Personal entrance door providing access to the rear garden.

GARDEN

The garden enjoys a high degree of privacy and is secure with timber fencing forming the boundaries. There is a full width decked patio area with concealed lighting. A couple of steps lead to the lawn with side raised planters. There is a power supply connected under the decking for garden use.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

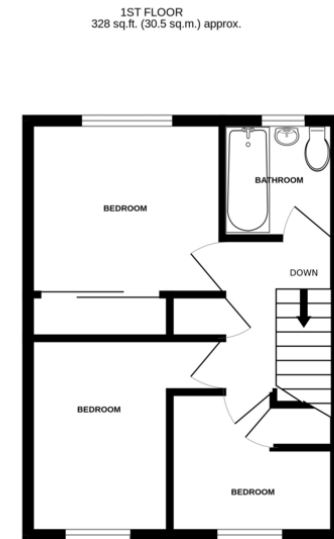
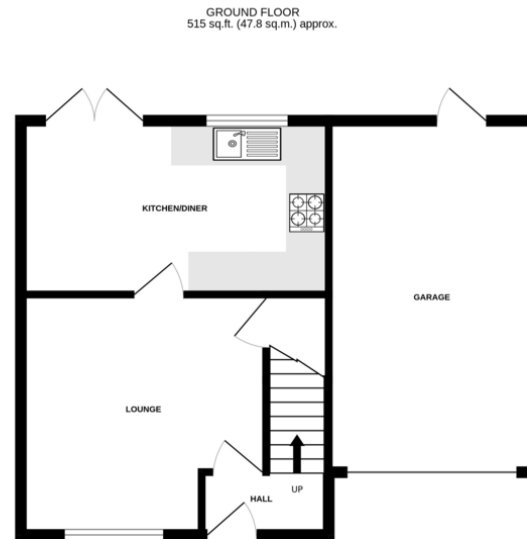
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		