



JULIE PHILPOT
RESIDENTIAL



6 Oaks Road | Kenilworth | CV8 1GE

A well planned and extended double-bayed four-bedroom semi-detached home is perfectly positioned within easy reach of Kenilworth town centre. On the ground floor, you'll find the large open-plan kitchen and dining area—ideal for modern family living—alongside an attractive lounge, utility with new combi boiler and shower room. The first floor hosts three well-proportioned bedrooms and a family bathroom, while the second floor reveals a bright and airy double bedroom with treetop views. Externally, the home offers ample off-road parking and a beautifully landscaped rear garden featuring decking and a charming summer house.

£485,000

- Extended Semi Detached House Close To Town
- Four Bedrooms
- Ample Parking
- New Combi Boiler Sept 2025



Property Description

DOOR TO

ENTRANCE HALL

With laminate flooring, radiator, smoke detector, central heating thermostat, understairs storage cupboards and staircase to first floor

LOUNGE

10' 8" x 13' 0" (3.25m x 3.96m)

A lovely room being light and airy with a walk in bay window. Professionally fitted Manor House limestone fireplace with gas fire and radiator.

KITCHEN/DINER

27' 2" x 10' 0" (8.28m x 3.05m)

A large open plan room perfect for families and couples alike:

DINING ROOM

11' 5" x 10' (3.48m x 3.05m)

With laminate flooring, ample space for large dining table and chairs and radiator.

KITCHEN

15' 7" x 10' 0" (4.75m x 3.05m)

Having dual aspect windows, range of modern cupboard and drawer units with matching wall cupboards. Extensive round edged work surfaces, one and a half bowl stainless steel sink unit, Hotpoint gas slot in oven and complementary tiling. Space for tumble dryer, space for dishwasher, space for further under counter size appliance and space for tall fridge/freezer.

UTILITY ROOM

5' 10" x 5' 10" (1.8m x 1.8m)

New combi boiler as of September 2025, one and half bowl stainless steel sink unit and space and plumbing for washing machine. Matching range of cupboards and tall cupboard. Complementary tiling.

GROUND FLOOR SHOWER ROOM

5' 8" x 5' 7" (1.73m x 1.7m)

Having a corner Triton electric shower with glazed shower screen. Pedestal wash hand basin, w.c. and radiator.

FIRST FLOOR LANDING

With airing cupboard with fitted shelving. Radiator.

BEDROOM ONE

13' 6" x 10' 1" (4.11m x 3.07m)

With bay window and radiator.

BEDROOM TWO

9' 9" x 8' 9" (2.97m x 2.67m)

With pleasant roof top and garden views to the rear, radiator and deep built in storage cupboard.

BEDROOM FOUR/STUDY

7' 4" x 6' 0" (2.24m x 1.83m)

With radiator. This room is used as a dressing room at present.

BATHROOM

5' 9" x 6' 7" (1.75m x 2.01m)

Having a panelled bath, pedestal wash basin, w.c, complementary tiling and heated towel rail.

STAIRCASE TO LOFT ROOM

BEDROOM THREE

9' x 9' 9" (2.74m x 2.97m)

A third double bedroom with radiator, built in wardrobe and pleasant views.

OUTSIDE FRONT

The property is set back from the road and has a large driveway with stone chippings. Picket fencing forms the front boundary. There is hedging, mature shrubs and plenty of space for side access to the rear garden.

REAR GARDEN

Access via timber gates at the side leading to the delightful and private rear garden which is a special feature to the property. The garden benefits from a sunny aspect. There is an area of lawn with many well tended and well stocked mature shrubbery borders and timber decking.

TIMBER HOUSE

10' 3" x 7' 7" (3.12m x 2.31m)

A lovely space to relax with light and power connected.



Tenure

Freehold

Council Tax Band

D

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 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 : 1058 sq.ft. (98.3 sq.m.) approx.
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See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		