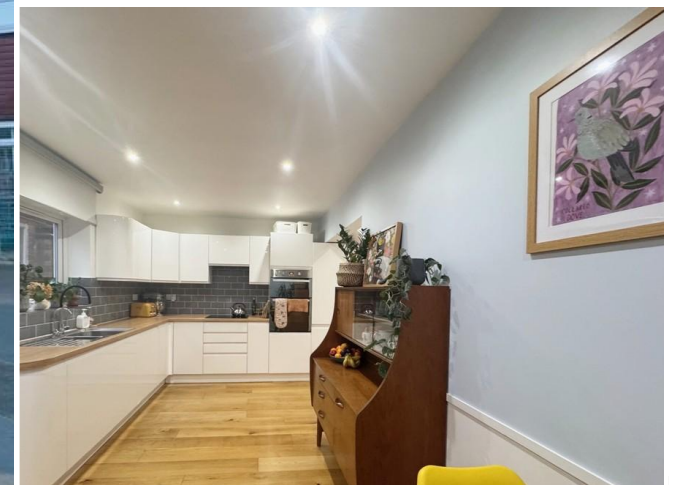




JULIE PHILPOT  
RESIDENTIAL

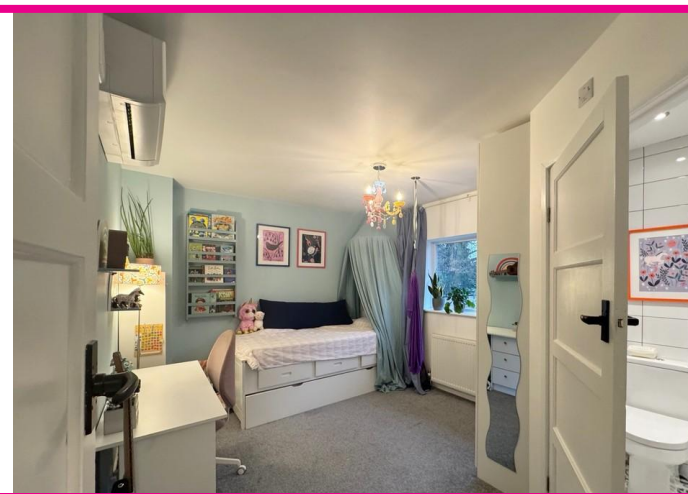


## 99 Dudley Road | Kenilworth | CV8 1GR

An immaculately presented modernised property with the added benefit of an en-suite shower room, a large refitted bathroom with separate shower and a well planned refitted kitchen/diner. This property must be viewed to be appreciated. There are other advantages to also include a new roof in 2021, air conditioning/heaters fitted in two of the three good size bedrooms in 2025, a lounge with log burner, an open green area to the front, a sunny and larger than average south facing garden and being available for sale with 'No Chain'.

£350,000

- No Chain Involved
- Three Bedrooms
- Large Bathroom & En-Suite
- Recently Modernised Home



## Property Description

### DOOR TO

### ENTRANCE HALL

With understairs storage and further built in storage unit.

### LOUNGE

13' 9" x 12' 0" (4.19m x 3.66m)

With radiator, log burner having oak mantel and slate hearth.

### KITCHEN/DINER

19' 6" x 12' 5" (5.94m x 3.78m)

Having an extensive range of modern high gloss cupboard and drawer units with matching wall cupboards and contrasting worktops. One and a half bowl sink unit with mixer tap and water filter tap over, integrated dishwasher, integrated fridge/freezer, Bosh induction hob with extractor hood over and Hotpoint double oven. (the integrated appliances were installed in 2023 the sellers advise). In the dining area is a tall wall radiator and plenty of room for a table and chairs and storage units. French double doors provide direct garden access.

### STAIRCASE TO FIRST FLOOR LANDING

Access to roof storage space via a wooden pull down loft ladder.

### DOUBLE BEDROOM

12' 9" x 12' 0" (3.89m x 3.66m)

With views toward an open green to the front, radiator and Airstage air conditioning unit which can also be used as a heater, this was installed in 2025.



### DOUBLE BEDROOM

13' 2" x 10' 2" (4.01m x 3.1m)

This room has views over the rear garden, a radiator and Airstage air conditioning unit, installed in 2025 which can also be used to provide heating. Door to:

### EN-SUITE

With corner shower enclosure and glazed curved screen doors, vanity wash basin with cupboard under and w.c. Heated towel rail, extractor fan and fully tiled walls.

### BEDROOM THREE

9' 8" x 7' 2" (2.95m x 2.18m)

A good size third bedroom with radiator and view towards open green area to the front.

### BATHROOM

9' 8" x 8' 0" (2.95m x 2.44m)

A great family bathroom with panelled bath and walk in shower with monsoon shower and hand held attachment. Complementary tiling, heated towel rail and pedestal wash basin.

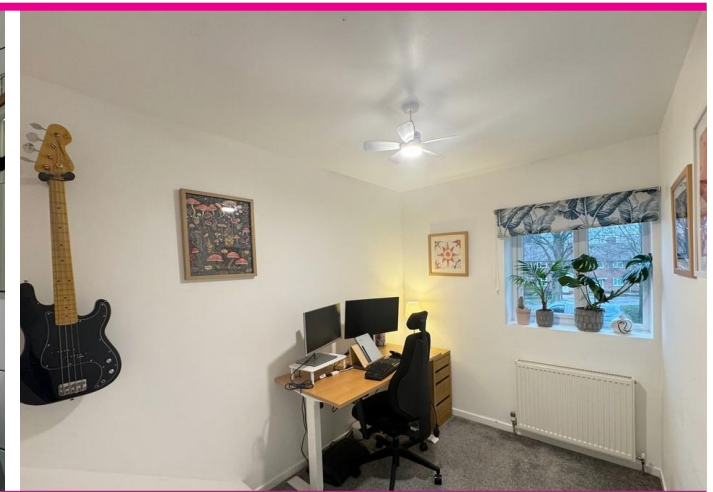
### OUTSIDE

### PARKING

To the front of the property is driveway parking for vehicles.

### REAR GARDEN

Access at the side leads to the larger than average and sunny south facing rear garden with a full width patio, timber pergola and area of lawn. Timber fencing forms the boundaries. In addition is a very useful large outdoor store plus a utility room with space and plumbing for washing machine and dryer. In addition is outside cloakroom with w.c.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

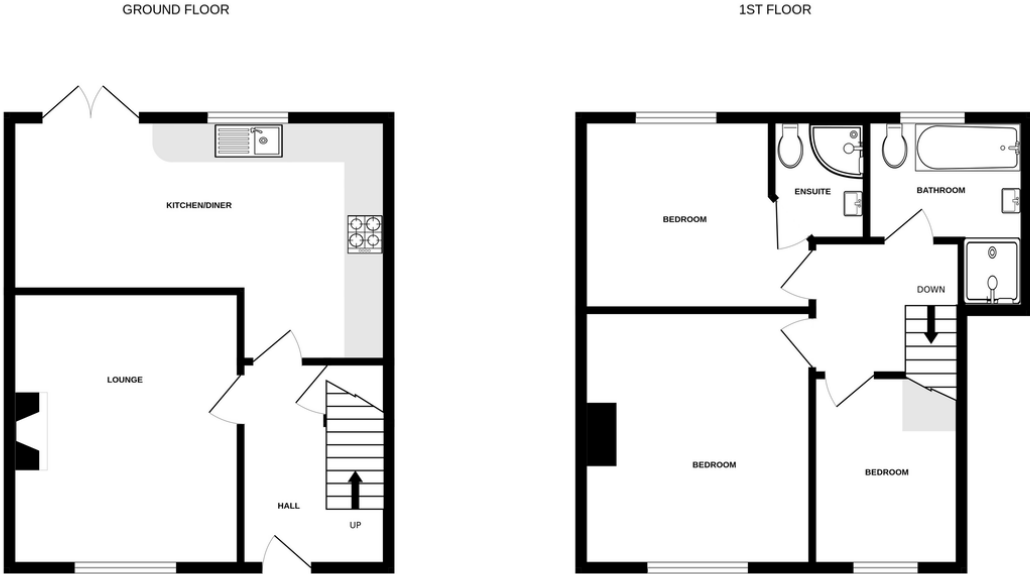
# Contact Details

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**E:** sales@juliephilpot.co.uk

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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

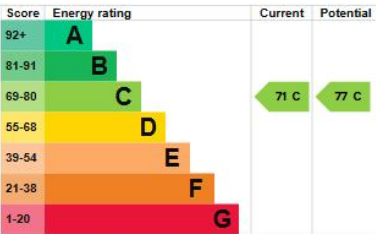


Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy rating and score

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

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



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