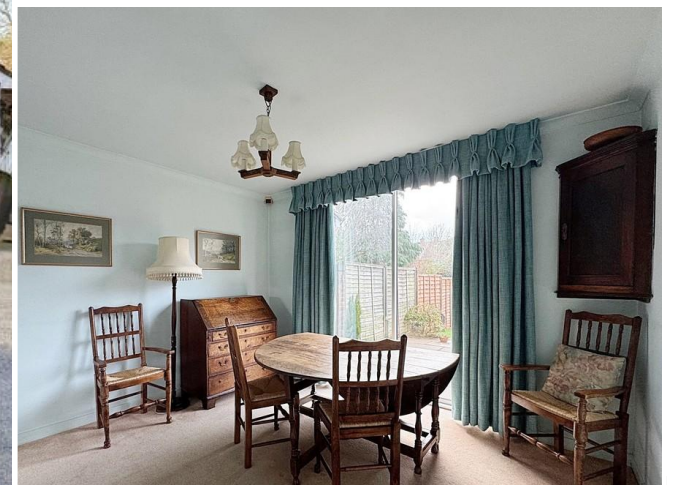




JULIE PHILPOT  
RESIDENTIAL



## 222 Warwick Road | Kenilworth | CV8 1FD

A super opportunity to purchase this much loved traditional family home being marketed for the first time since the 1960's. The property is light and airy throughout, there are three good size bedrooms, two reception rooms and mature, large gardens enjoying plenty of sunshine. In addition, the home provides plenty of scope to extend and to create large open plan living if so desired. Properties of this design in this location and with a large plot are highly sought after.

£495,000

- Viewing Essential
- Large, Mature Plot
- Scope For Extending
- No Chain Involved
- Sought After Design and Location



## Property Description

### ENCLOSED PORCH

A spacious porch with further entrance door to

### HALLWAY

With understairs storage cupboard and radiator.

### CLOAKROOM

With w.c. and wall mounted wash basin.

### LOUNGE

11' 6" x 15' 0" (3.51m x 4.57m)

Located to the front of the property and having a feature fireplace, tv aerial connection, radiator and open access into the:

### DINING ROOM

11' 6" x 10' 8" (3.51m x 3.25m)

With radiator and patio door providing direct access to rear garden.

### KITCHEN

11' 0" x 11' 0" (3.35m x 3.35m)

Having an extensive range of cupboard and drawer units with matching wall cupboards and round edged worksurfaces providing plenty of storage/preparation space. Inset one and a half bowl stainless steel sink unit, space and plumbing for both dishwasher and washing machine, space for undercounter design fridge and freezer. Further cupboard housing Vaillant gas boiler. Radiator and side entrance door.

### DOG LEG STAIRCASE TO FIRST FLOOR LANDING

Having airing cupboard housing hot water cylinder, programmer and fitted shelving. Access to roof storage space via pull down loft ladder.

### BEDROOM ONE

12' 9" x 11' 8" (3.89m x 3.56m)

A good size double bedroom located to the front of the property with radiator and built in wardrobe.



### BEDROOM TWO

11' 7" x 11' 1" (3.53m x 3.38m)

This is a good size second double bedroom located to the rear and overlooking the garden. This room has a stud partition dividing wall which enables the room to be used as two single bedrooms if so desired. It is very easy to remove this stud wall to use the room as one generous double. There is a radiator and a built in wardrobe.

### BEDROOM THREE

10' 7" x 10' 7" (3.23m x 3.23m)

A very good size third bedroom with rear garden views. Radiator.

### BATHROOM

With a large shower enclosure having a Mira shower and sliding glazed shower screen. Pedestal wash basin, w.c., radiator and complementary tiling.

### OUTSIDE

#### PARKING

There is a long driveway which leads to the parking spaces and provides access to the garage.

#### SINGLE GARAGE

With double timber doors.

### FRONT GARDEN

The property is set well back from the road with a large front garden that is primarily laid to lawn with hedging to the front.

### REAR GARDEN

The lovely large, mature rear garden has an full width paved patio and lawn with shrubbery borders.



# Tenure

Freehold

# Council Tax Band

E

# Viewing Arrangements

Strictly by appointment

# Contact Details

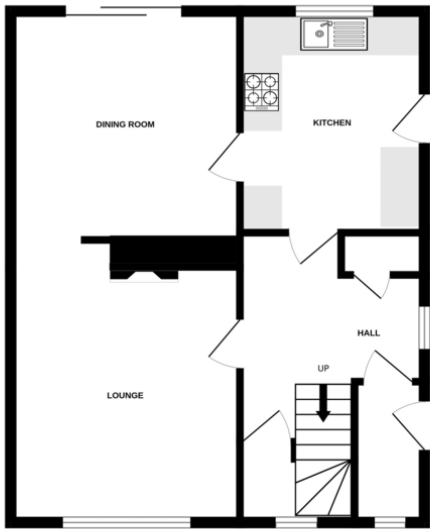
**T:** 01926 257540

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

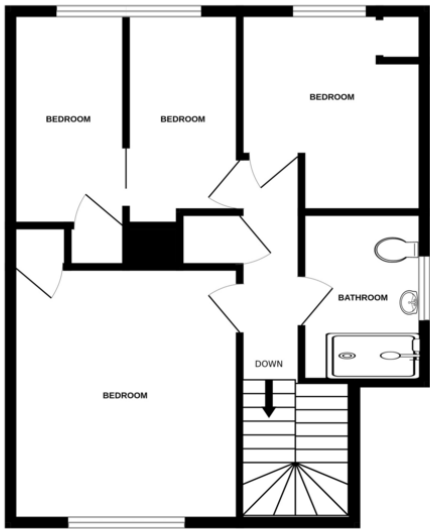
**W:** www.juliephilpot.co.uk

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

GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.

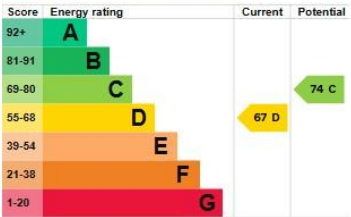


TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 5/2020

## 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.](#)



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