



JULIE PHILPOT
RESIDENTIAL



28 Arthur Street | Kenilworth | CV8 2HE

If looking for a large, traditional family home with an extensive rear garden - this must be the home for you. A unique opportunity to purchase this attractive, very spacious and well planned semi detached home with brand new carpeting throughout. Four double bedrooms, two bathrooms, a modern open plan kitchen/diner, separate lounge, conservatory and driveway parking. The garden is a special feature being ideal for couples or families alike with many options available dependent upon the home owners needs and desires. All this within an easy walk of the town centre, train station and Abbey Fields.

£429,950

- Large, Mature Rear Garden
- Four Double Bedrooms & Two Bathrooms
- Driveway Parking
- Alarm System
- No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

With inset matwell, understairs storage cupboard, radiator and smoke detector. Amtico flooring.

LOUNGE

12' 8" x 11' 9" (3.86m x 3.58m)

With bay window, tv aerial connection and radiator.

OPEN PLAN KITCHEN/DINER

20' 0" x 12' 6" (6.1m x 3.81m)

A large open plan kitchen/diner located to the rear of the house with Amtico flooring. In the kitchen area are cupboard and drawer units plus matching wall cupboards over, worktops extend to three sides and there are integrated appliances to include dishwasher, four ring induction hob with extractor hood over and wall mounted double oven with cupboards above and below. Space for side by side tall fridge/freezers and under counter space for further appliance. Inset one and a half bowl sink unit with mixer tap over. The dining area provides plenty of room for dining table and chairs with a modern tall wall radiator and French doors to:

CONSERVATORY

Having a tiled roof and tiled floor plus a radiator and built in utility store cupboard having space and plumbing for washing machine with space over for tumble dryer. Garden views and personal side entrance door.

STAIRCASE TO FIRST FLOOR LANDING

Having radiator and built in storage cupboard.

CLOAKROOM

With w.c. and pedestal wash basin, complementary tiling.

DOUBLE BEDROOM ONE

12' 8" x 9' 9" (3.86m x 2.97m)

With radiator and built in wardrobes.

DOUBLE BEDROOM TWO

12' 8" x 9' 9" (3.86m x 2.97m) Excluding Wardrobe
A second double bedroom with rear garden views, radiator and a large built in wardrobe.

BATHROOM

Having panelled bath, w.c., vanity wash basin with double cupboard under, separate shower enclosure with Triton electric shower and glazed screen door.
Complementary tiling and heated towel rail.

STAIRCASE TO SECOND FLOOR LANDING

With Velux window, radiator and access to roof space.

SHOWER ROOM

With shower enclosure having glazed shower screen door, concealed cistern w.c., vanity basin with double cupboard under, extractor fan and heated towel rail.
Complementary tiling and built in storage cupboard.

DOUBLE BEDROOM THREE

10' 8" x 9' 9" (3.25m x 2.97m)
With built in wardrobe and radiator.

DOUBLE BEDROOM FOUR

10' 9" x 9' 8" (3.28m x 2.95m)
With radiator.

OUTSIDE

PARKING

There is a block paved driveway to the front of the property which provides parking for two cars. A gate and path at the side leads to the rear garden.

EXTENSIVE REAR GARDEN

The attractive and well established rear garden is a very special feature to this property. The garden is large and sunny with a south facing aspect, commencing with a private patio area which then leads to the lawn and shrubbery borders. In addition is a further, generous area having a variety of fruit trees, a summerhouse, pond and rockery with mature hedging forming the boundaries. This garden is ideal for those who would like to have a kitchen/vegetable garden or for those looking for plenty of room for the children to play. The opportunities are endless.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

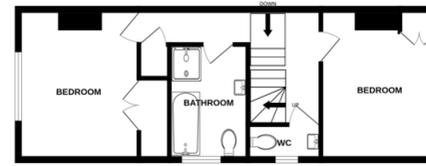
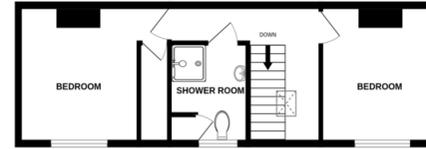
Strictly by appointment

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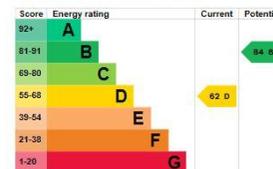


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Energy rating and score

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

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



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

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