



JULIE PHILPOT
RESIDENTIAL



38 Woodland Road | Kenilworth | CV8 2FL

£419,950

A well planned semi detached property with three bedrooms plus a large rear garden. This is a super opportunity as it offers great scope for further improvement as well as the opportunity to extend (subject to permissions, consents and regulations) This is a sought after residential location on the outskirts of Kenilworth within easy reach of Kenilworth Common, The Greenway and local schools.

- Three Bedrooms
- Lounge & Dining Room
- Modern Re-fitted Shower Room
- No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

A spacious and welcoming entrance to the property with laminate flooring, radiator, storage cupboard and central heating programmer.

DINING ROOM

12' 6" x 12' 3" (3.81m x 3.73m)

With laminate flooring, window shutters, radiator and telephone point. Open archway access to:

LOUNGE

11' 7" x 11' 0" (3.53m x 3.35m)

With laminate flooring, radiator and French doors provide direct access to the rear garden.

KITCHEN

12' 2" x 8' 4" (3.71m x 2.54m)

Having a range of fitted units and wall cupboards, Worcester wall mounted gas boiler. Door to garden.

FIRST FLOOR LANDING

BEDROOM ONE

Having radiator and window shutters.

BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m)

Located to the rear of the property and having garden views. Radiator.

BEDROOM THREE

8' 5" x 8' 0" (2.57m x 2.44m)

With radiator and rear garden views.

RE-FITTED SHOWER-ROOM

8' 6" x 5' 4" (2.59m x 1.63m)

With vanity wash basin, w.c., and large shower with glazed screen and fixed head plus hand held shower attachments. Heated towel rail, extractor fan and waterproof boarding, an alternative to tiling for easy maintenance.

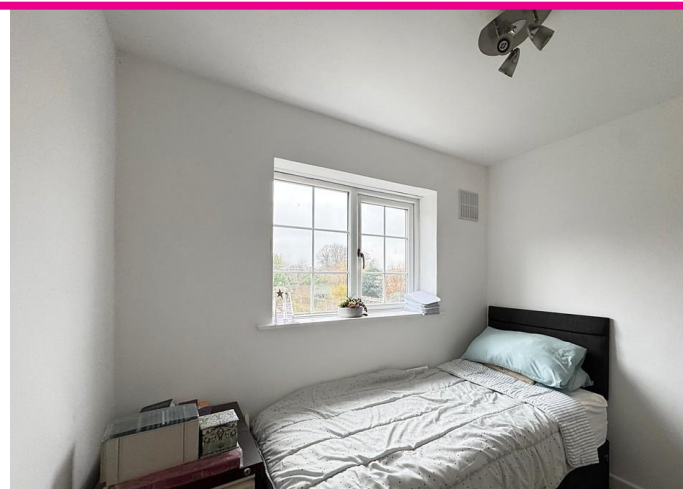
OUTSIDE

GARAGE & PARKING

There is ample driveway parking to the front and side which then leads to the single garage.

GARDENS

The front garden provides low maintenance and has a dwarf brick retaining wall forming the front boundary. The rear garden is lovely and sunny and large. There is a patio area plus a large area of lawn with raised beds, timber shed and fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

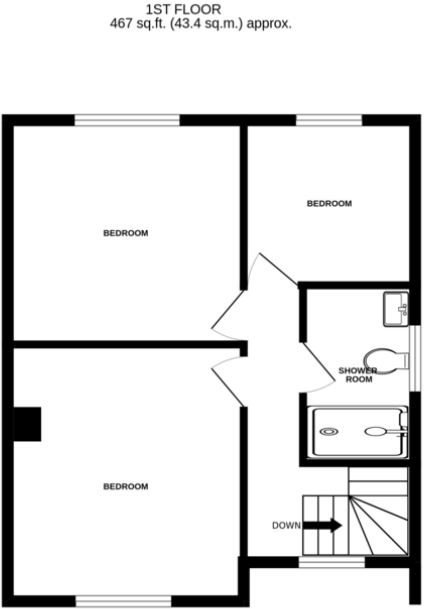
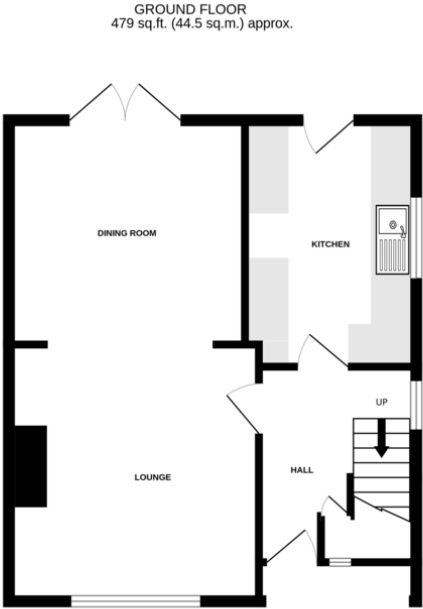
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.
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Energy rating and score

This property's energy rating is C. 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