



JULIE PHILPOT
RESIDENTIAL



11 Field Close | Kenilworth | CV8 2JN

£365,000

A well planned and well presented semi detached house in a sought after, quiet, cul de sac location within easy walking distance of schools, local shops, bus route, park, Kenilworth Common and nature reserve. The property has three bedrooms, a lounge leading to the dining room and a modern kitchen plus a garage and driveway parking. Viewing is highly recommended.

- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Sunny Rear Garden



Property Description

ENCLOSED PORCH

DOOR TO

LOUNGE

16' 7" x 13' 5" (5.05m x 4.09m)

With staircase to first floor, understairs storage cupboard, two radiators, two wall light points and feature fireplace with electric fire. Archway to:

DINING ROOM

11' 5" x 9' 0" (3.48m x 2.74m)

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

KITCHEN

12' 10" x 7' 3" (3.91m x 2.21m)

Having an extensive range of cupboard and drawer units with matching wall cupboards including wine/bottle rack and corner display unit. Space for tall fridge/freezer, space and plumbing for washing machine, one and a half bowl stainless steel sink unit, Bosch four ring electric hob with Siemens electric oven under and extractor hood over. Complimentary tiling.

FIRST FLOOR LANDING

Having access to roof storage space.

BEDROOM ONE

13' 6" x 9' 9" (4.11m x 2.97m)

With radiator, extensive range of built in bedroom furniture including wardrobes and drawer units plus matching bedside tables. Radiator.

BEDROOM TWO

11' 5" x 10' 0" (3.48m x 3.05m)

With radiator, rear garden view, built in storage cupboard housing Ferroli gas boiler.

BEDROOM THREE

10' 5" x 6' 5" (3.18m x 1.96m)

With radiator and built in wardrobe/storage cupboard.

BATHROOM

7' 8" x 6' 3" (2.34m x 1.91m)

A fully tiled bathroom with 'p' shaped bath with Mira shower over and curved glazed shower screen. Concealed cistern w.c., vanity wash basin and built in storage cupboards and display area. Heated towel rail and extractor fan.

OUTSIDE

FRONT GARDEN

The front garden has an area of lawn with mature and well tended shrubbery borders.

SINGLE GARAGE

Having an up and over door, light and power. There is a door into the rear garden. In addition is driveway parking in front of the garage.

REAR GARDEN

There is an attractive, landscaped rear garden enjoying a sunny south west facing aspect. There is a full width patio with a step up to the area of lawn with attractive and well stocked shrubbery borders. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

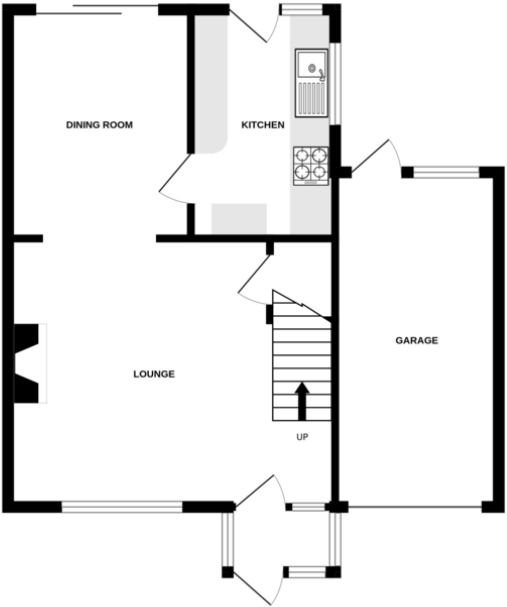
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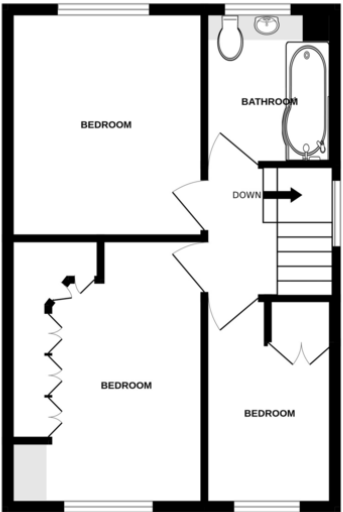
W: www.juliephilpot.co.uk

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
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.
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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.