



JULIE PHILPOT  
RESIDENTIAL



## 51 Blackthorn Road | Kenilworth | CV8 2DS

A traditional three bedroomed semi detached property, built during the 1960's, being set in a very sought after residential location within an easy walk of Thorns School, two local parks, shops, train station and the town centre. This is a much loved family home being placed on the market for the first time and now offering scope for extending by the next owners to create their long term family home.

£425,000

- Sought After Location
- Three Bedrooms
- Scope For Extending
- South Facing Garden





## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator, telephone and broadband connections, understairs storage cupboard and door to:

### CLOAKROOM

With w.c and wash basin.

### KITCHEN

15' 8" x 8' 3" (4.78m x 2.51m) Max

Having an extensive range of cupboard and drawer units with matching wall cupboards and display units. Space and plumbing for washing machine, slot in electric cooker, central heating programmer and archway to rear lobby with space for tall fridge/freezer. Door to garden.

### DINING ROOM

10' 5" x 9' 4" (3.18m x 2.84m)

With radiator and patio door to rear garden. Many properties have used this space and incorporated it into the kitchen to become a large open plan kitchen/diner.

### LOUNGE

18' 6" x 12' 0" (5.64m x 3.66m)

With radiator, feature limestone fireplace and gas fire. Three wall light points.

### FIRST FLOOR LANDING

Having access to roof storage space. Airing cupboard housing modern Baxi gas boiler with insulated hot water cylinder.

### BEDROOM ONE

11' 1" x 12' 9" (3.38m x 3.89m)

Having built in wardrobe.

## BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m)

Having built in wardrobe and rear garden views.

## BEDROOM THREE

9' 0" x 6' 9" (2.74m x 2.06m)

With radiator and built in wardrobe.

## BATHROOM

6' 8" x 6' 4" (2.03m x 1.93m)

With white suite comprising panelled bath with Mira shower and curtain rail over, w.c., pedestal wash basin, ceramic tiling and radiator.

## OUTSIDE

### PARKING & GARAGE

There is a long driveway to the side providing parking for several vehicles which then leads to the SINGLE GARAGE having an up and over door.

### GARDENS

There are gardens to the front and rear which are mature and well stocked. The rear garden is sunny and has a south facing aspect. There are mature plants and shrubs along with specimen trees and timber fencing.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

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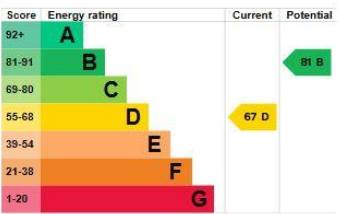
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



## 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