



JULIE PHILPOT
RESIDENTIAL

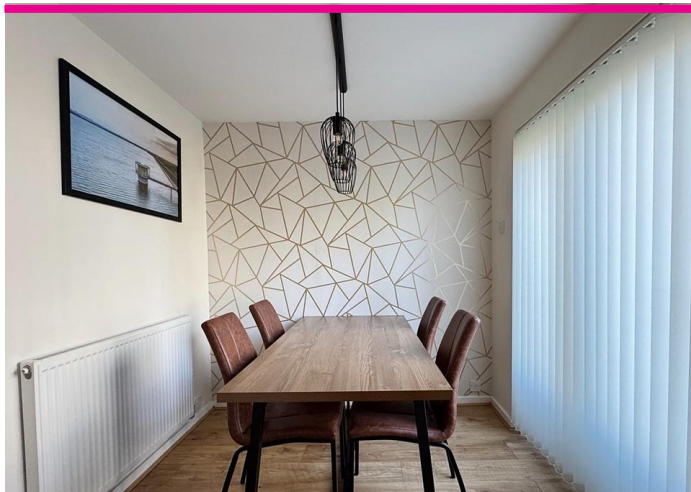


19 Westonbirt Close | Kenilworth | CV8 2PL

£335,000

An immaculate, extended and tastefully presented newly modernised semi detached home which must be viewed to be appreciated. This property is a 'one off' with many improvements to include an open plan hallway with glass and hardwood staircase, high gloss kitchen, lounge and separate dining room both of these rooms have direct garden access. There is also a utility room, two bedrooms and re-fitted bathroom. The rear garden is nicely landscaped with pleasant open aspect to the rear, to the front is a large driveway providing parking for several vehicles and a partly converted garage that still provides great storage space.

- Viewing Essential
- Extended Semi Detached House
- Extremely Well Presented
- Modernised With Great Living Space



Property Description

DOOR TO

OPEN PLAN HALLWAY

Having Karndean flooring, glass staircase to first floor, ample understairs storage space plus additional storage recess and open access to the kitchen.

KITCHEN

13' 4" x 5' 9" (4.06m x 1.75m) Exc Hall Area
A well planned and spacious kitchen having an extensive range of modern gloss units with deep pan drawer, cupboard and further storage units plus matching wall units. Integrated appliances to include fridge/freezer, slimline dishwasher, built in microwave and Rangemaster range cooker with glass splashback and extractor hood over.

LOUNGE

11' 8" x 11' 2" (3.56m x 3.4m)
With wall media centre providing hidden wiring for wall mounted tv system, electric feature fire in 'floating' design. Karndean flooring and patio doors providing direct access to the rear garden. Open access to:

DINING ROOM

8' 1" x 7' 9" (2.46m x 2.36m)
With Karndean flooring, patio door to rear garden, radiator and door to:

UTILITY ROOM

8' 0" x 5' 3" (2.44m x 1.6m)
With radiator, range of fitted units and wall cupboards, sink unit and space and plumbing for washing machine. Door to garage store.

FIRST FLOOR LANDING

With smoke detector and access to roof storage space.

DOUBLE BEDROOM ONE

11' 10" x 9' 1" (3.61m x 2.77m)

With radiator, Karndean flooring and views towards the nature reserve.

DOUBLE BEDROOM TWO

11' 10" x 9' 0" (3.61m x 2.74m)

Having Karndean flooring, built in storage cupboard/wardrobe and radiator. This is a good size double room which is currently used as a dressing room.

RE-FITTED BATHROOM

Having 'p' shaped panelled bath having fixed head and hand held shower attachments, w.c. and vanity wash basin with double cupboard under. Heated towel rail and complementary tiling.

OUTSIDE

FRONT

To the front of the property is a full width driveway providing parking for two vehicles.

GARAGE STORE

10' 8" x 8' 6" (3.25m x 2.59m)

The garage has been partly converted to provide the utility room. There is still a great deal of storage space with under eaves roof storage, light, power and up and over door. Personal door leading to the utility room.

REAR GARDEN

The rear garden is a delightful feature to the property benefiting from a nice open aspect to the rear over the nature reserve and towards Kenilworth Common. There is a patio accessed from the house plus a second patio to the end of the garden which enjoys a sunny spot. In addition is an area of lawn, retaining wall with timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

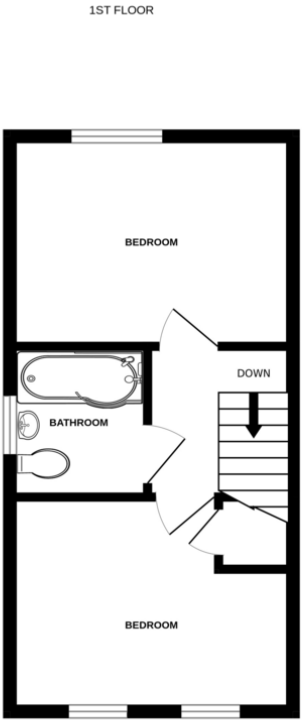
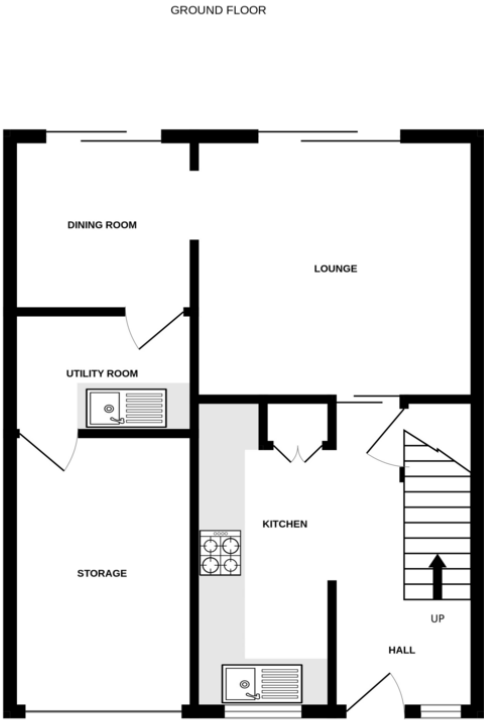
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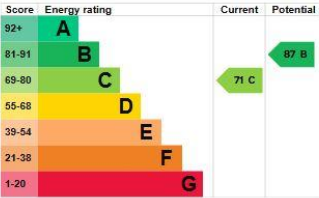
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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