



JULIE PHILPOT
RESIDENTIAL



25 Sturley Close | Kenilworth | CV8 2QX

Viewing recommended for this superb two bedroom mid-terraced home, refurbished to a high standard throughout, offering modern, stylish living in a quiet, popular residential location with easy access of local schools, shops, and Kenilworth Common. The property boasts a brand-new kitchen and bathroom, new electric heating and high-quality Herringbone LVT flooring. Externally, there is a neatly landscaped rear garden together with an allocated parking space close-by. This is an excellent opportunity for anyone looking for a modernised, move-in ready home in a peaceful yet convenient location.

£275,000

- Two Bedrooms
- New Kitchen and Bathroom (2025)
- New Electric Heating
- Tastefully Presented Throughout
- No Chain



Property Description

ENTRANCE HALL

With feature double glazed entrance door with patterned glass insert, staircase leading to the first floor, smoke detector and opening to:

FITTED KITCHEN

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

The well designed and modern kitchen has been recently refitted with a range of quality painted kitchen units with complementary worktops and attractive ceramic tiled splashbacks. There is a good range of cupboard and drawer units with matching wall cupboards over. Inset sink unit with mixer tap, Bosch integrated under counter oven with Bosch induction hob and extractor hood over. Space for domestic appliances, quality Herringbone LVT flooring and deep sill bay window, ideal for display

and storage.

LOUNGE/DINING ROOM

13' 6" x 12' 10" min (4.11m x 3.91m)

A stylish and modern open plan living area with plenty of space for a dining table and chairs, having quality Herringbone LVT flooring, electric radiator and lovely garden views.

FIRST FLOOR LANDING

Having access point to loft and airing cupboard with slatted shelving housing the electric hot water cylinder.

BEDROOM ONE

10' 2" x 9' 9" (3.1m x 2.97m)

A light and airy double bedroom with electric radiator and built-in wardrobe/storage cupboard.

BEDROOM TWO

8' 2" x 7' 8" (2.49m x 2.34m)

With rear garden views, electric radiator and useful walk-in wardrobe/storage cupboard.

FAMILY BATHROOM

Having been refitted with a contemporary white suite comprising vanity sink unit with storage cupboard below. concealed flush low level w/c and panelled bath with mixer tap and electric shower over. Chrome heated towel rail, part tiled walls and ceramic tiled flooring.

OUTSIDE

To the front the property is set back behind a pedestrian pathway with a neatly laid out lawn, and useful outside storage cupboard.

REAR GARDEN

The well tended and private rear garden is easy to maintain with a sunny paved patio/seating area, shaped area of lawn with borders laid with stone chippings and planted with mature trees and shrubs. Timber fencing forms the boundaries and there is personal timber gate providing rear pedestrian access.

PARKING

There is an allocated car parking space in the car park that is close to the house. There is also visitor parking available.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

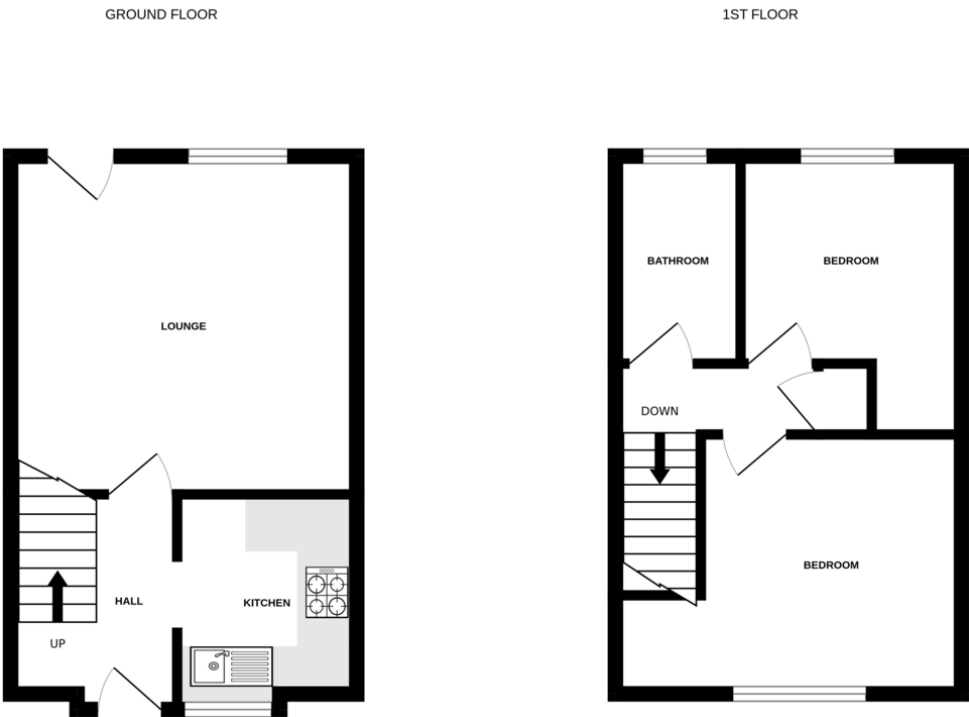
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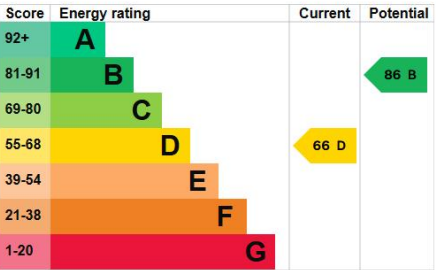
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

This property's energy rating is 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: