



6 Woodland Road | Kenilworth | CV8 2FL

A substantially extended semi detached family home in a popular location with a delightful, sunny, private and large rear garden plus parking to the front and rear. The accommodation provides large and flexible living space of 133 sq. metres with four bedrooms, three are doubles, and on the ground floor is a large living area to include two sitting rooms and a family/dining room plus kitchen and cloakroom. This large property must be viewed to be appreciated.

Offers Over £490,000

- Large, Extended Family Home
- Four Bedrooms & Spacious Living Rooms
- Delightful Garden, Generous in Size
- Popular Location
- 133 sq. m of living space



Property Description

DOOR TO

ENTRANCE HALL

With laminate flooring, radiator and understairs built in storage cupboards.

LIVING ROOM

22' 9" x 13' 1" (6.93m x 3.99m) Max Width Narrows to 10'9"

A flexible and spacious living area that can be used as a lounge and dining area or as it is now which is one large living room with two seating areas. Feature fireplace with gas point, bay window to the front, dado rail and laminate flooring. This room is open plan and leads to the:

FAMILY ROOM/DINING ROOM

20' 0" x 11' 0" (6.1m x 3.35m) Max

This room is an extension to the rear of the house and original building, it is currently a large family dining area with laminate flooring, side entrance door, radiator and patio doors provide direct access to the rear garden. It then links into the:

KITCHEN

10' 4" x 8' 9" (3.15m x 2.67m)

Having an extensive range of cupboard and drawer units with matching wall cupboards, double bowl Belfast sink unit, plus space and plumbing for washing machine, dishwasher and space for tumble dryer. Five ring hob with AEG oven under and extractor over.

CLOAKROOM

With w.c and wash basin.

SPINDLED STAIRCASE TO FIRST FLOOR LANDING

With dado rail.

BEDROOM ONE

12' 1" x 10' 1" (3.68m x 3.07m) Excluding Fitted Wardrobes

With wall to wall range of built in wardrobes. Radiator.

BEDROOM TWO

12' 0" x 10' 4" (3.66m x 3.15m)

A second double bedroom on the first floor with rear garden views, radiator and dado rail.

BEDROOM FOUR

8' 1" x 7' 10" (2.46m x 2.39m)

This is a single bedroom on the first floor located to the front of the house and is currently used as a dressing room. Radiator.

BATHROOM

Having panelled bath with shower over, vanity wash basin and w.c. Complementary tiling.

SPINDLED STAIRCASE TO CONVERTED LOFT

DOUBLE BEDROOM THREE

15' 0" x 14' 8" (4.57m x 4.47m)

A converted loft room to provide a double bedroom with rear garden views, Velux window, radiator and ample under eaves storage space plus additional low level built in wardrobe storage.

OUTSIDE

FRONT

To the front of the property is a full width block paved driveway for parking.

REAR GARDEN

This is a further benefit and feature to this home as the garden is sunny with a west facing aspect, it also enjoys a high degree of privacy and is larger than average. There is a patio area, plus a large area of lawn, well stocked mature shrubbery borders with a variety of attractive planting schemes. To the rear of the garden and well screened is a further kitchen/vegetable garden area where there is a timber summerhouse and a rear gate for access.

REAR PARKING

To the rear of the garden is a further parking area with is a good size and is accessed via a vehicular driveway.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

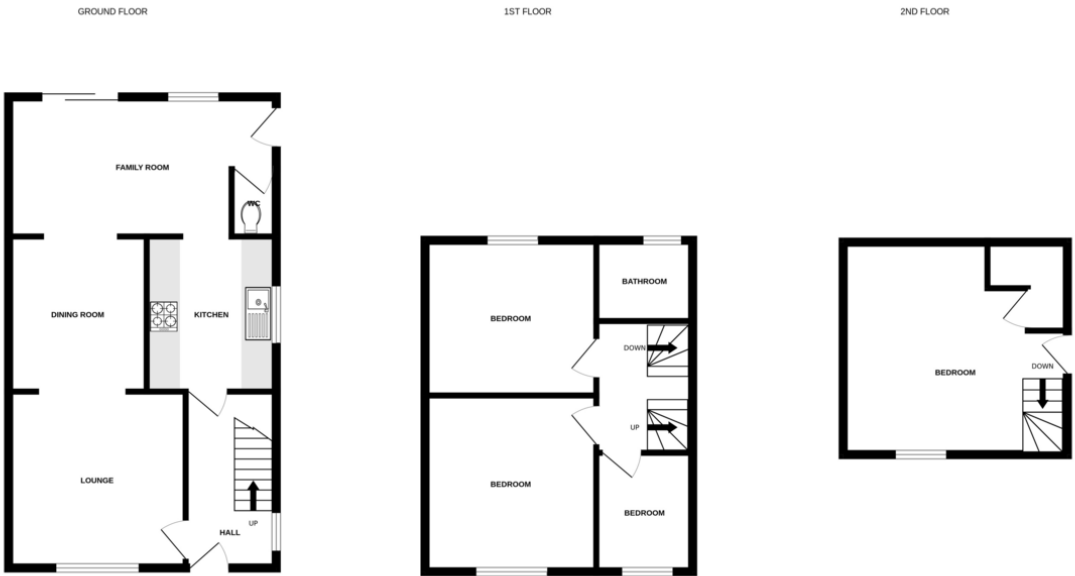
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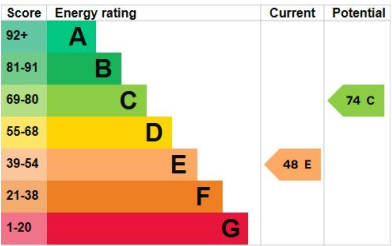
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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