



JULIE PHILPOT  
RESIDENTIAL



## 18 Courthouse Croft | Kenilworth | CV8 2QZ

£269,950

A well-planned, semi-detached house immediately available with 'No Chain' involved, that offers scope for modernisation, being ideal for Investment Buyers, First Time Buyers, or those who are looking to downsize. There are two double bedrooms, living room with direct access to the rear garden and kitchen, with an allocated car parking space, garage and easily maintained private garden to the rear, which is in a popular, quiet, cul-de-sac location.

- No Chain Involved
- Two Bedroom Semi Detached
- Allocated Parking
- Garage





## Property Description

### DOOR TO

### ENTRANCE HALL

Having understairs storage cupboard, central heating programmer and radiator.

### LOUNGE

13' 7" x 11' 9" (4.14m x 3.58m)

With direct access to the rear garden, TV point, gas fire and radiator.

### KITCHEN

10' 9" x 5' 8" (3.28m x 1.73m)

Having a range of cupboard and drawer units with matching wall cupboards. Space for tall fridge freezer, four ring gas hob with electric oven underneath and extractor fan over. Wall mounted 'Main' boiler installed in 2024. Space and plumbing for washing machine and a radiator.

### FIRST FLOOR LANDING

With access to roof storage space.

### BEDROOM ONE

11' 9" x 9' 1" (3.58m x 2.77m)

With radiator, built in wardrobes and shelves, additional airing cupboard housing the insulated hot water cylinder with shelving.

### BEDROOM TWO

11' 8" x 9' 0" (3.56m x 2.74m)

With radiator, built in wardrobes and view over rear garden

### BATHROOM

5' 7" x 6' 3" (1.7m x 1.91m)

Having a panelled bath with shower over, pedestal wash basin, W.C, radiator and complementary tiling.

### FRONT GARDEN

A low maintenance garden with stone chippings.

### GARDEN

The attractive rear garden enjoys a sunny south facing aspect with a patio and central paved area for easy maintenance. There are shrubbery borders, mature hedging and specimen trees to the sides. Timber fencing forms the boundaries.

### SINGLE DRIVEWAY

Parking available in front of the garage.

### GARAGE

Garage next to house with up and over door and under eaves storage.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

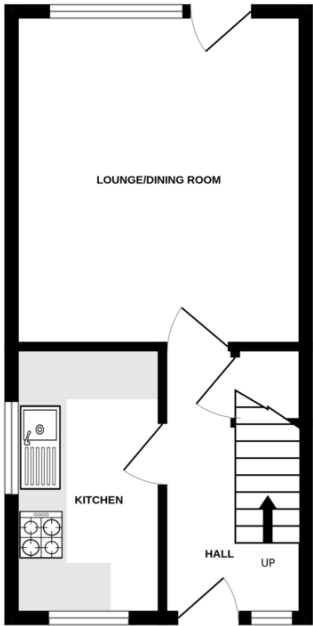
Strictly by appointment

# Contact Details

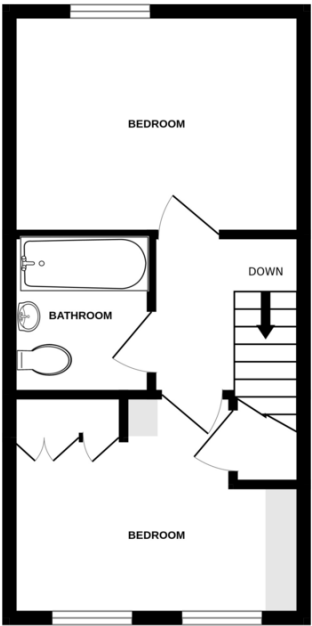
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



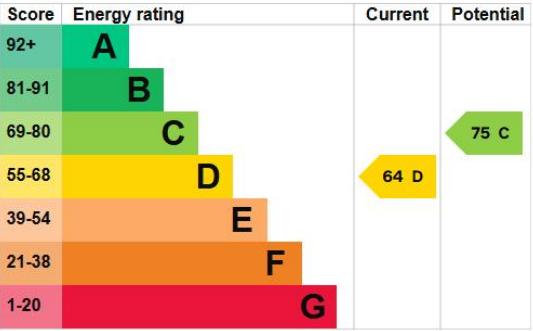
1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.  
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This property's energy rating is D. 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.