

JULIE PHILPOT

RESIDENTIAL



## 34 Adcock Drive | Kenilworth | CV8 2RB

A lovely and really well presented modern two bedroomed retirement bungalow, on a 70% shared ownership scheme, which is ready to move into. The kitchen is at the front of the property, there is a really nice lounge to the rear with direct access to the conservatory which enjoys garden views. There are two bedrooms and a modern refitted bathroom which is now a shower room and to the outside is driveway parking. The property is double glazed and has gas central heating.

£165,000

- Retirement Bungalow
- 70% Shared Ownership Scheme
- Two Bedrooms
- Driveway Parking



## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator, smoke detector and storage cupboard housing Worcester gas combination boiler.

### KITCHEN

8' 6" x 6' 7" (2.59m x 2.01m)

A nice modern kitchen located to the front of the property and having a range of cupboard and drawer units with matching wall units. Round edged work surface, inset sink unit, space and plumbing for washing machine, slot in gas cooker as fitted with extractor hood over and space for tall fridge/freezer. Radiator and complementary tiling.

### LOUNGE

14' 6" x 13' 8" (4.42m x 4.17m)

A lovely room to the rear of the bungalow with direct access to a conservatory. Feature fireplace with electric fire, timber fire surround and marble hearth. TV aerial connection and central heating thermostat. Radiator.

### CONSERVATORY

8' 7" x 7' 6" (2.62m x 2.29m)

Having polycarbonate roof and patio door providing direct access to private patio and to the further communal lawned garden area.

### INNER HALL

Having access to roof storage space.

### BEDROOM ONE

11' 1" x 10' 4" (3.38m x 3.15m)

Having radiator, rear garden views and space for wardrobes.

### BEDROOM TWO

8' 8" x 6' 5" (2.64m x 1.96m)

Located to the front of the bungalow and having a radiator.

## **SHOWER ROOM**

Having a large walk in shower enclosure with Triton electric shower and glazed shower screen. Pedestal wash basin and w.c, radiator and complementary tiling.

## **OUTSIDE**

To the front of the property is driveway parking. There is also an area of lawn that is maintained by Midland Heart. To the rear of the property is a paved area that is for the sole use of the owner of number 34, the further lawned areas to the rear are also maintained by Midland Heart.

## **SHARED OWNERSHIP INFORMATION**

The property is part of The Midland Heart Retirement Scheme being specifically designed for those over 60 years or 55 years, if in receipt of disability living allowance. The properties are purchased for their own ownership and occupation at 70% of the full market value. There is no Equity Share and Midland Heart make no charge for the additional 30% that is owned by the housing association.

There is a monthly Service Charge of approx £148.00 which covers the services of the development. The purchaser is responsible to pay for the Grant of a new lease which is currently circa £375.00 plus vat.

This information should be verified by your solicitor.



## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

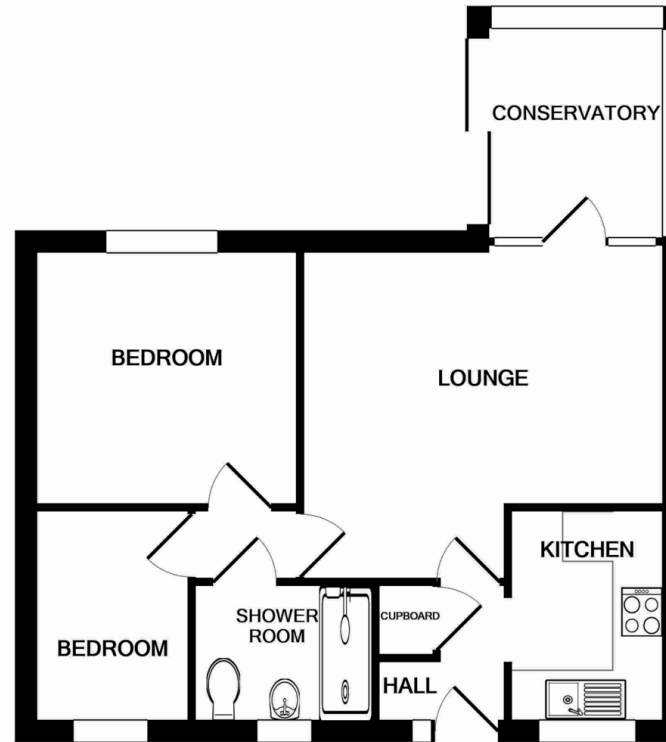
## Contact Details

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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 and 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



TOTAL APPROX FLOOR AREA 568 SQ FT (52.8 SQ M)  
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## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	72   C	
55-68	D		
39-54	E		