

JULIE PHILPOT

RESIDENTIAL



75 Priorsfield Road | Kenilworth | CV8 1BZ

£455,000

A very spacious semi detached property having been extended to providing excellent and flexible living for families with four first floor bedrooms, the master having an en-suite plus on the ground floor is a separate lounge, a home office/study and dining room in an open plan style with the large kitchen/breakfast room. The property is situated on a great corner plot, has good size gardens, driveway and large garage.

- Extended Property
- Four Bedrooms
- Corner Plot
- Popular Location
- Flexible Living Space

A popular Castle side location within easy walking distance of open countryside, the Castle and Abbey Fields as well as popular primary schools.



Property Description

DOOR TO

ENTRANCE HALL

With radiator, understairs storage cupboard, smoke detector and useful additional built in cloaks storage cupboard.

CLOAKROOM

Having w.c, wash basin and radiator.

STUDY/FAMILY ROOM/OFFICE

11' 0" x 8' 4" (3.35m x 2.54m)

A great room providing flexibility for a variety of family uses be that a playroom, office or study. Radiator.

LIVING ROOM

24' 1" x 11' 6" (7.34m x 3.51m) Max (8'8" min)

A light and airy room with double doors providing direct access to the rear garden, two radiators and natural stone feature fireplace with inset 'Stovax' log burner.

EXTENDED KITCHEN/DINER

21' 8" x 11' 2" (6.6m x 3.4m)

A lovely large kitchen/diner with space for table and chairs, door with direct access to the rear garden and an extensive range of built in cupboard and drawer units with matching wall cupboards. Inset stainless steel sink, space and plumbing for washing machine and space and plumbing for dishwasher plus space for a tall fridge/freezer. The gas range cooker may be available by separate negotiation. Extractor hood and radiator. Open access to:

DINING ROOM

10' 7" x 8' 8" (3.23m x 2.64m)

Having triple aspect windows with views over the rear garden. Radiator.

FIRST FLOOR LANDING

With smoke detector and access to roof storage space. Cupboard housing Vaillant gas boiler and hot water cylinder.

BATHROOM

With 'p' shaped panelled bath having curved shower screen and power shower over, vanity sink with cupboard under and concealed cistern w.c and heated towel rail. Fully tiled walls.

MASTER BEDROOM

13' 2" x 11' 9" (4.01m x 3.58m)

A really nice master bedroom with partly vaulted ceiling, access to under eaves storage space and curved, corner radiator. Door to

EN-SUITE SHOWER ROOM

A modern fully tiled en-suite with large walk in power shower and folding glazed shower screen door. Pedestal wash basin and w.c, heated towel rail and extractor fan.

BEDROOM TWO

11' 9" x 11' 6" (3.58m x 3.51m)

A second double bedroom with rear garden views, dimmer switch, radiator and space for wardrobes.

BEDROOM THREE

11' 9" x 11' 0" (3.58m x 3.35m)

A further double bedrooms with radiator.

BEDROOM FOUR

7' 7" x 7' 2" (2.31m x 2.18m)

A single bedroom to the front of the property with radiator.

OUTSIDE

The property is situated on a generous size corner plot with lawns and garden to three sides. There is driveway parking to the rear.

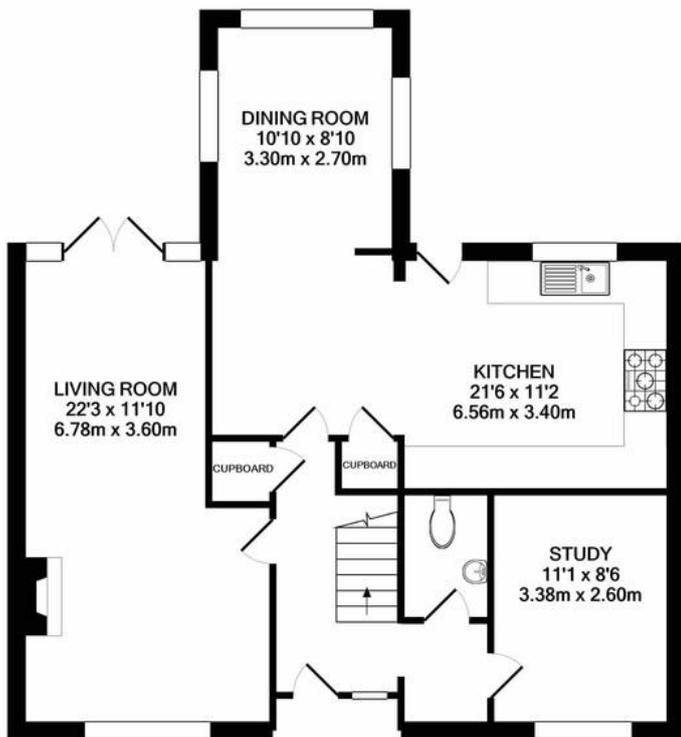
LARGE GARAGE

A single garage with up and over door and personal door into the garden.

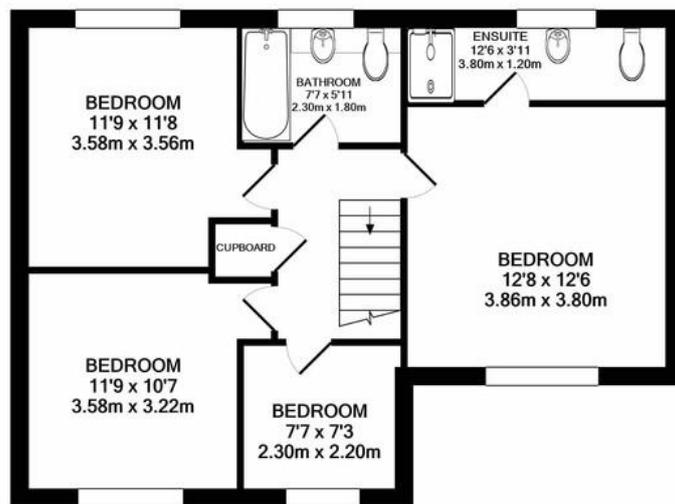
GARDENS

The front garden is laid to lawn with the rear garden having lawns too plus a large paved patio area which enjoys the sunshine. The gardens are generous with the corner position.





GROUND FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1372 SQ.FT. (127.5 SQ.M.)
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Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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.