

JULIE PHILPOT

RESIDENTIAL



9 Glebe Crescent | Kenilworth | CV8 1JA

£595,000

A superb, newly improved and renovated detached chalet style property which offers great versatility and flexibility in living dependent upon the buyers needs. The property provides well planned and spacious accommodation with two double bedrooms and a shower room on the first floor and, on the ground floor, a large lounge, four piece bathroom, two double bedrooms (one currently used as a dining room) and a kitchen/diner with French doors having direct access to the rear garden. The property has been modernised to a high specification, has a well stocked, sunny west facing mature private garden, plus ample driveway parking and a garage.

- Detached Property in Town
- Parking, Garage & Mature Garden
- Three/Four Bedrooms
- Two Bathrooms
- Viewing Essential



Property Description

DOOR TO

ENTRANCE HALL

Having inset matwell, radiator, understairs storage recess, central heating thermostat and heat detector. Built in cloaks storage cupboard.

BATHROOM

A fully tiled bathroom with panelled bath having mixer tap/shower attachment over and separate corner shower enclosure with curved glazed screen door. Vanity basin with double cupboard under and w.c, heated towel rail, extractor fan and shaver point.

DOUBLE BEDROOM

12' 8" x 11' 9" (3.86m x 3.58m)
With radiator and range of built in floor to ceiling wardrobes.

DINING ROOM/DOUBLE BEDROOM

11' 9" x 11' 8" (3.58m x 3.56m)
With radiator. This room provides great flexibility as a bedroom or reception room.

LIVING ROOM

19' 3" x 15' 9" (5.87m x 4.8m)
A stylish living room, generous in size, with patio door to rear garden, radiator and tv aerial point. In addition is a marble fireplace with electric fire professionally fitted from The Heating Centre in Coventry.

KITCHEN/DINER

26' 0" x 8' 8" (7.92m x 2.64m)
A professionally refitted modern kitchen/breakfast/diner having an extensive range of painted cupboard and drawer units including curved corner units and matching wall units. Integrated appliances to include dishwasher, washer/dryer, Zanussi fridge/freezer, Zanussi electric double oven, built in microwave and Bosch four ring induction hob having Zanussi extractor hood over. Electric programmable heated towel rail, tiled floor and in the dining area is space for a dining table and chairs, radiator and French doors with direct access to rear garden.

FIRST FLOOR LANDING

With Velux window, under eaves storage currently fitted as an airing/linen cupboard. Smoke detector.

DOUBLE BEDROOM FOUR/STUDY

11' 9" x 11' 4" (3.58m x 3.45m)
With radiator and under eaves storage access. Broadband and telephone connections.

MASTER BEDROOM

18' 8" x 11' 9" (5.69m x 3.58m)
A spacious double room, presently used as the master bedroom, having an extensive range of built in bedroom furniture including double and triple wardrobes plus window seat with drawers and linen cupboard under. Radiator and large window with views overlooking the rear garden. Access to under-eaves storage housing Worcester Bosch Greenstar gas combination boiler.

FIRST FLOOR SHOWER ROOM

Having been refitted with a corner shower enclosure and curved shower screen, w.c. and wall hanging wash basin. Heated towel rail, shaver point, extractor fan and complementary tiling including tiled floor.

OUTSIDE

FRONT GARDEN

The front garden has an area of lawn and ornamental shrubs.

PARKING

The property has a large driveway providing ample parking for several vehicles.

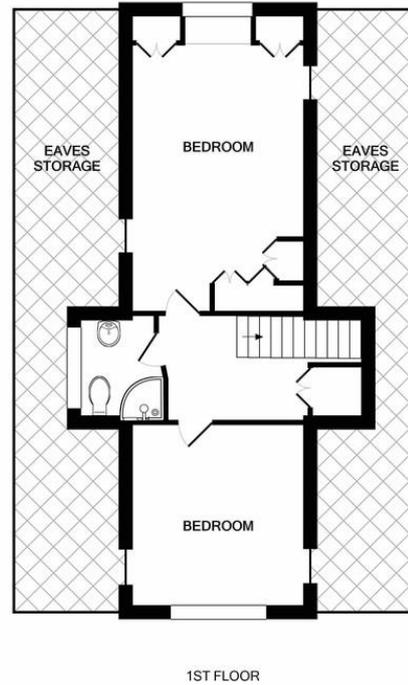
GARAGE

15' 8" x 18' 5" (4.78m x 5.61m) Narrows to 15' 3" With double opening doors, light, power and personal entrance door. Fitted workbench and shelving.

REAR GARDEN

From the front of the property a path and gate at the side leads to the lovely rear garden which enjoys a sunny west facing aspect and high degree of privacy. The garden has been landscaped with a variety of well established plants and shrubs plus there are patios and lovely secluded seating areas.





TOTAL APPROX FLOOR AREA 1760 SQ FT (163.5 SQ M)
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Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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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		84 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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