



JULIE PHILPOT
RESIDENTIAL

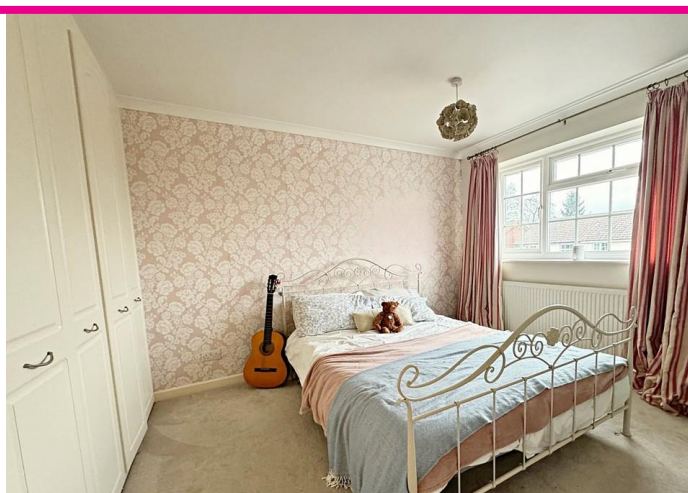


47 Tisdale Rise | Kenilworth | CV8 2QU

An extended semi-detached property with the advantage of a ground floor cloakroom and utility room in addition to the good size lounge that is open plan in design with the modern kitchen/diner. On the first floor are three good sized bedrooms and a bathroom with a separate shower. The rear garden has a sunny south facing aspect, there is a garage plus driveway parking for two cars. This is a popular residential location in Kenilworth with viewing highly recommended.

£420,000

- Extended Home
- Open Plan Ground Floor
- Separate Utility Room & Cloakroom
- South Facing Garden



Property Description

Door To:

Entrance Lobby

With further door to:

Living Room

6.78m x 3.28m (22'3" x 10'9")

Having bay window, two radiators, modern feature fireplace with electric fire and tv aerial connection.

Utility Room

1.83m x 1.63m (6'0" x 5'4")

This is a really useful utility room having a wall to wall range of built in storage cupboards providing ample storage space. Stainless steel sink unit with cupboards under and space for washing machine and tumble dryer.

Cloakroom

With w.c., wash basin and radiator.

Kitchen/Diner

5.41m x 3.23m (17'9" x 10'7")

This super kitchen/diner is an extension to the original house with plenty of space for dining table and chairs, two skylight windows and direct access to the rear garden. The kitchen has an extensive range of white high-gloss units in white with cupboard and drawer units, deep pan drawers and matching wall cupboards. Smeg range cooker and extractor hood over and space and plumbing for dishwasher.

First Floor Landing

With access to roof storage space.

Bedroom One

3.43m x 3.05m exc wardrobes (11'3" x 10'0" exc wardrobes)

With radiator and wall to wall range of built in wardrobes.

Bedroom Two

2.97m x 2.67m (9'9" x 8'9")

A good size second double bedroom overlooking the rear garden. Radiator

Bedroom Three

2.57m x 2.46m (8'5" x 8'1")

A generous size third bedroom with radiator.

Bathroom

Having panelled bath, concealed cistern w.c, wash basin with cupboard under and separate walk in shower. Heated towel rail.

Outside

Garage & Parking

With up and over door, light and power. There is also driveway parking for further vehicles and a E.V charging point.

Rear Garden

Access at the side leads to the rear garden which has a south facing aspect, lawn and timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

D

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

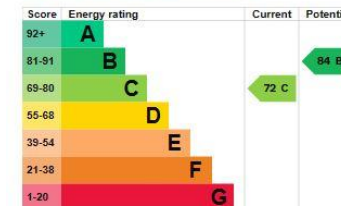


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Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60