



TISDALE RISE, KENILWORTH

complete ●●●
SALES & LETTINGS





Welcome to this charming semi-detached property in good condition. With its desirable features, this home is perfect for those looking for a comfortable and stylish living space. This property offers three bedrooms, providing ample space for your needs. Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm and comfort it has to offer.



Entrance

With space for shoes and coats

Living room

3.42 x 5.25 + 4.41 x 2.62 (11'2" x 17'2" + 14'5" x 8'7")

Upon entering the property, you will be greeted by a spacious open-plan reception room. This room boasts large windows, allowing natural light to fill the space, and offers a lovely garden view. A cozy fireplace adds a touch of warmth and creates a perfect spot for relaxation. You will also have direct access to the garden, ideal for outdoor entertaining.



Kitchen

3.74 x 3.60 + 1.59 x 2.60 (12'3" x 11'9" + 5'2" x 8'6")

With plenty of natural light, this kitchen offers a bright and inviting atmosphere. It includes a utility room for your convenience and provides ample dining space for enjoying meals with family and friends.

W.C.

1.59 x 0.88 (5'2" x 2'10")

from the utility space you will find this handy room.

Bedroom one

2.49 x 3.40 (8'2" x 11'1")

The first bedroom is a double with built-in wardrobes, offering plenty of storage solutions looking over the front of the property.

Bedroom two

2.48 x 3.04 (8'1" x 9'11")

The second bedroom is also a double over looking the rear garden

Bedroom three

1.83 x 2.08 (6'0" x 6'9")

The third bedroom is a single, an ideal space for a home office or a child's room.



Bathroom

1.83 x 1.70 (6'0" x 5'6")

with a shower over the bath and finished with tiled walls.

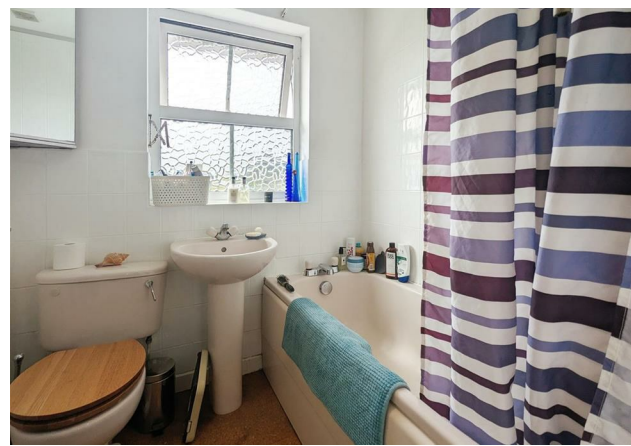
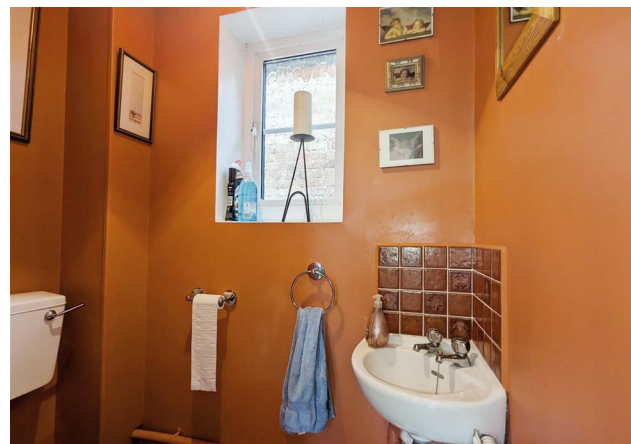


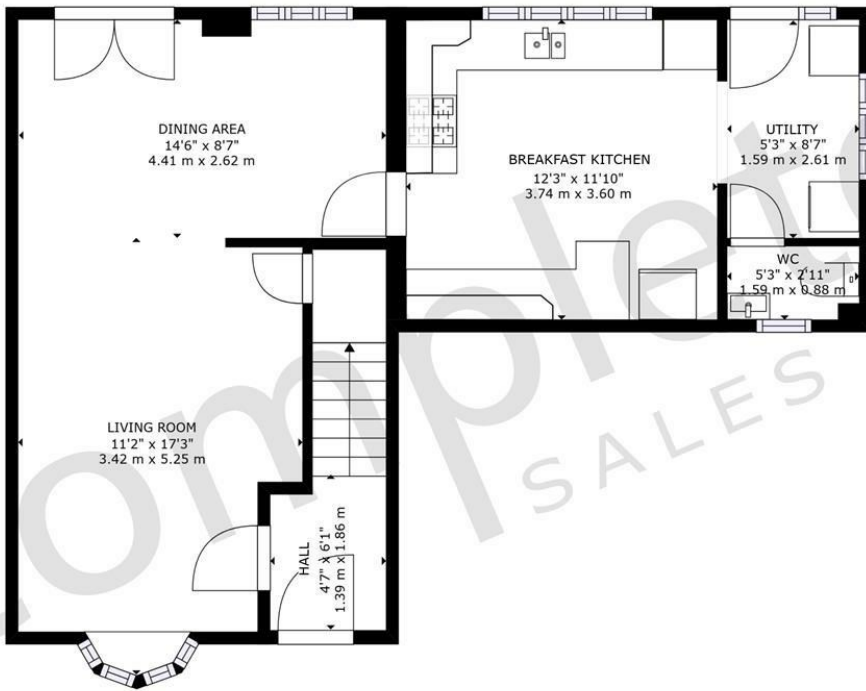
Location

The house is situated in a mature residential area and is in close walking distance of the best Kenilworth has to offer, including: Kenilworth Castle, the beautiful Abbey Fields, the town centre and Castle Farm recreational centre. It's ideally located for access to all of the town's shops and amenities on foot, as well as Kenilworth's well-regarded schools. The charms of the old High Street, with its character pubs and restaurants, or Warwick Road, where most of the town's shopping can be found including both Waitrose and Sainsbury's supermarkets, are a short walk away.

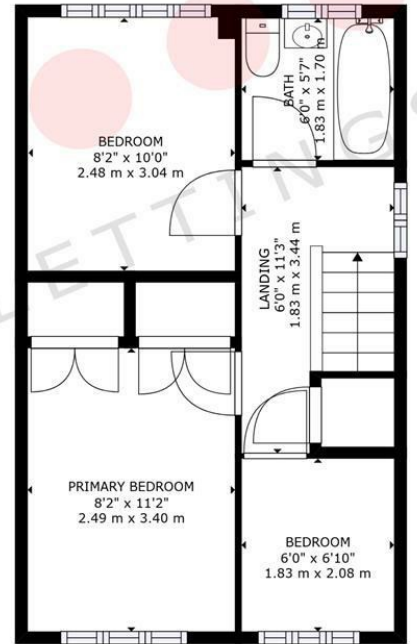


Kenilworth train station is also accessible being approximately a 15-minute walk. There is a wonderful community feel that embraces people, both young and old. Conveniently located in the heart of England, the town affords excellent transport links with easy access to the motorway network and the rest of the country, especially Birmingham, Coventry and Leamington Spa.





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 575 sq. ft, 53 m², FLOOR 2: 350 sq. ft, 32 m²
TOTAL: 925 sq. ft, 86 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



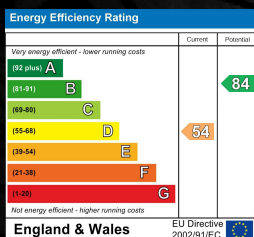


- Spacious open-plan reception room
- Functional and bright open-plan kitchen
- First bedroom with built-in wardrobes
- Popular Kenilworth Location
- Large windows and garden view
- Includes utility room and dining space
- Great Corner Plot
- Close To Park Hill & Kenilworth School



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Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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