



JULIE PHILPOT
RESIDENTIAL



19 Tulip Tree Avenue | Kenilworth | CV8 2BU

£650,000

Situated in a highly sought-after location, this recently refurbished three-bedroom home is finished to a very high specification throughout, featuring quartz worktops, porcelain tiling, premium laminate flooring, and replacement windows and doors. The property offers superb open-plan living, seamlessly combining the kitchen, dining, and lounge areas. There is a spacious master bedroom with ensuite, two further double bedrooms, and a luxury bathroom. Outside boasts a landscaped garden, a large driveway providing ample off-road parking, and a garage. Offered with no onward chain, the property is immediately available.

- Extended and Fully Modernised Bungalow
- Master Bedroom with Contemporary En-Suite
- Two Further Double Bedrooms
- Open-Plan Kitchen, Dining and Living space
- Ample Driveway Parking and Garage
- No Upward Chain, Early Viewing Recommended



FULL DESCRIPTION

This beautifully presented home has been recently and comprehensively refurbished to an exceptional standard, showcasing high-quality finishes throughout. Features include elegant quartz worktops, premium 12mm laminate flooring, stylish porcelain tiling, and a thoughtfully designed extension. The property has been expertly remodelled and fully modernised to create a superb, luxurious living space. At its heart is an impressive open-plan layout, combining the kitchen, dining, and lounge areas-perfect for contemporary living and entertaining. The spacious master bedroom benefits from a sleek ensuite, complemented by two further generous double bedrooms and a beautifully appointed family bathroom. Externally, the home enjoys a generously sized, landscaped garden, along with a large driveway providing ample off-road parking and a garage.

ENTRANCE PORCH

Enclosed porch with composite front entrance door and double opening doors leading to:

RECEPTION HALLWAY

With replacement hardwood doors leading off to all rooms. Quality wood laminate flooring, radiator and recessed ceiling lighting.

OPEN PLAN LOUNGE/DINING ROOM

19' 10" x 13' 7" (6.05m x 4.14m)

This bright and spacious living room has a clean, contemporary feel, enhanced by neutral décor, recessed lighting and high-quality laminate flooring throughout. The room benefits from plenty of natural light, with an open-plan layout that flows seamlessly into the adjoining kitchen/dining area.

STUNNING FITTED KITCHEN

17' 0" x 12' 7" (5.18m x 3.84m)

This super open-plan kitchen is a particular feature of the home, having a bespoke range of high-gloss contemporary units with soft-closing doors, complemented by quartz worktops and matching upstands. The space offers an extensive selection of wall and base units, including deep pan drawers, a tall larder, and ample storage throughout.

Integrated Bosch appliances include a fridge freezer, dishwasher, oven and grill, separate microwave, and a five-burner hob with extractor canopy over, along with a stylish inset double bowl sink. A striking lantern skylight floods the room with natural light, while double opening doors provide direct access to the patio and rear garden.

UTILITY ROOM

7' 8" x 4' 8" (2.34m x 1.42m)

With space and plumbing for automatic washing machine and further appliances. Door leading to garage.

MASTER BEDROOM

11' 8" x 9' 9" (3.56m x 2.97m)

With rear garden views, ample power points and radiator.

DRESSING AREA

8' 2" x 5' 2" (2.49m x 1.57m)

With door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

With walk in shower enclosure with sliding doors and mains fed shower, low level W.C, vanity sink unit, chrome heated towel rail/ radiator, extractor fan, LED mirror and ceiling light point.

BEDROOM TWO

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

Double bedroom with radiator, ample power points and two wall light connections.

BEDROOM THREE

13' 5" x 10' 7" (4.09m x 3.23m)

Having rear garden views, radiator, ample power points and two wall light connections.

STUNNING FAMILY BATHROOM

9' 4" x 6' 10" (2.84m x 2.08m)

Having been fitted with quality sanitary wear including panelled bath with mains fed shower and shower screen over, feature panelled wall to side, low level W.C, twin sink vanity unit with cupboards beneath, heated towel rail, LED mirror, part tiled walls and floor, extractor fan.

OUTSIDE

The front garden is easily maintained with a shaped lawn, planted borders and mature hedging.

DRIVEWAY AND PARKING

There is ample driveway parking and an 'up and over' door provides access to:

GARAGE

16' 8" x 7' 10" (5.08m x 2.39m)

With up and over door, power and light and housing the Worcester gas-fired central heating boiler.

REAR GARDEN

Access at the side leads to the attractive rear garden which is neatly laid out with a block paved patio/seating area, shaped area of lawn with timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

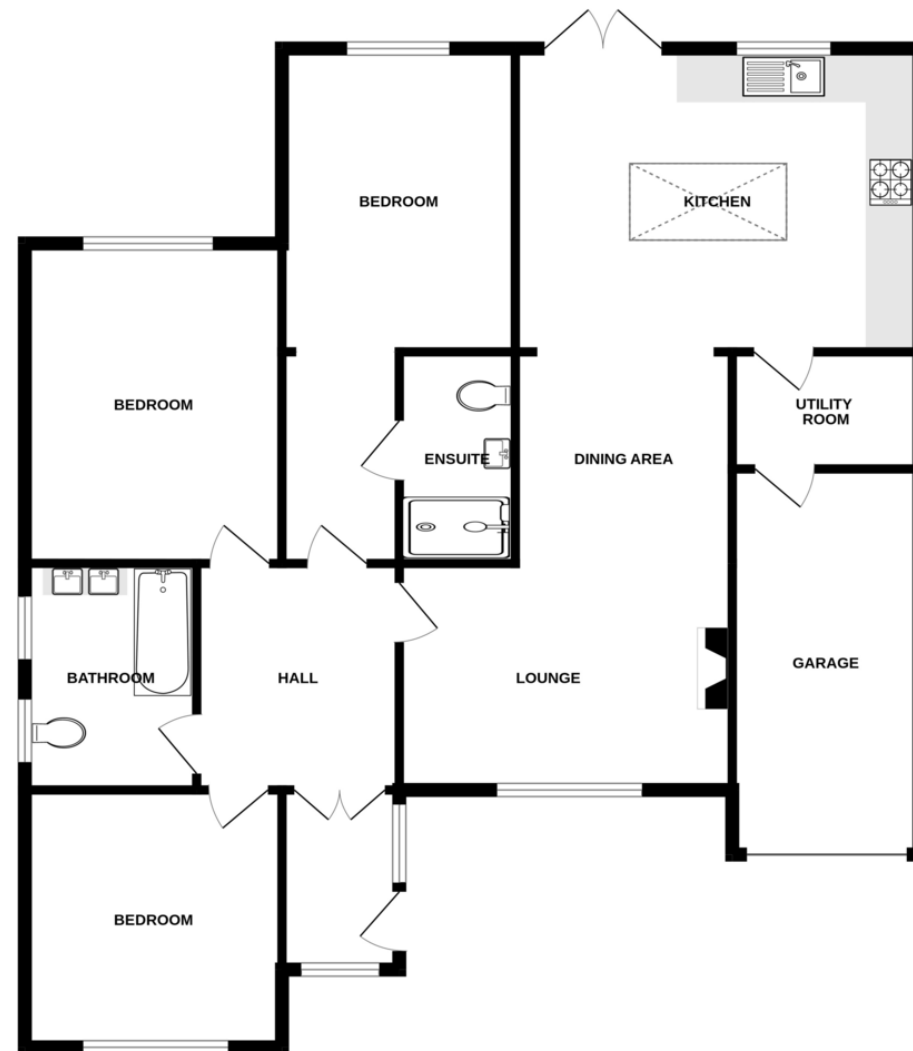
The graph shows this property's current and potential energy rating.

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

1260 sq.ft. (117.1 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 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 .