



**Tulip Tree Avenue, Kenilworth**  
CV8 2BU

In Excess of **£425,000**



A well-proportioned, three-bedroom, semi-detached family home offering versatile accommodation arranged over two floors, extending to approximately 112.5 sq. metres (1,211 sq ft). The property benefits from a rear extension positioned behind the garage, creating an additional family room and enhancing the overall living space. Situated on the popular Tulip Tree Avenue in Kenilworth, the home is ideally located for local amenities, schools and commuter links.

The property is approached via a covered porch which opens into a welcoming reception hallway, providing access to a useful cloakroom/WC and additional storage cupboards and boiler room – housing the gas central heating boiler and provides an ideal place to stow away coats, shoes and household essentials. From here, stairs rise to the first floor and doors lead through to the ground floor rooms.

To the front of the property is a fitted kitchen/breakfast room, offering a practical layout with plenty of units and worksurfaces over, there is a built-in pantry cupboard aiding in keeping the room decluttered and space for appliances. There is room for a small breakfast table, making it a pleasant space for everyday dining.





To the rear, the main lounge/diner is a generous reception room spanning over 19 feet in length, providing ample space for both seating and dining furniture. This room flows seamlessly into the rear family room, created by the extension, which offers a flexible additional reception space ideal as a playroom, snug or home office. French doors from the living dining area open directly onto the rear garden, allowing natural light to flood the space and creating a strong connection between indoors and out.

Heading upstairs; the Master Bedroom is a comfortable double room with a rear aspect and boasts an en-suite shower cubicle off. Bedroom two is another well-proportioned double benefiting from fitted wardrobes to one wall. Bedroom three is a generous single room, ideal for a child's bedroom or study. The family bathroom is a good size, currently fitted with a three-piece bath suite, with a re-design you would be able to refit the bathroom to become a four-piece suite of a bath and separate shower if you desired.

Outside, the rear garden offers a private and enclosed space, mainly laid to lawn, ideal for outdoor dining, entertaining or family use. To the front, the block paved driveway provides off-road parking for two vehicles and leads to the garage.

This is a well-balanced family home offering flexible living space in a highly regarded residential location.





**Location:**

Tulip Tree Avenue is a well-established and popular residential road within the historic town of Kenilworth, renowned for its excellent schools, strong community feel and convenient transport links. Kenilworth town centre is within easy reach and offers a range of independent shops, cafés, restaurants and everyday amenities, along with the popular Abbey Fields and Kenilworth Castle. The area is particularly well suited to families, with a choice of highly regarded primary and secondary schools nearby. Kenilworth railway station provides direct services to Leamington Spa, Coventry and Birmingham, while the A46 offers swift access to Warwick, Stratford-upon-Avon and the wider motorway network.

**Council Tax band:** D

**Tenure:** Freehold

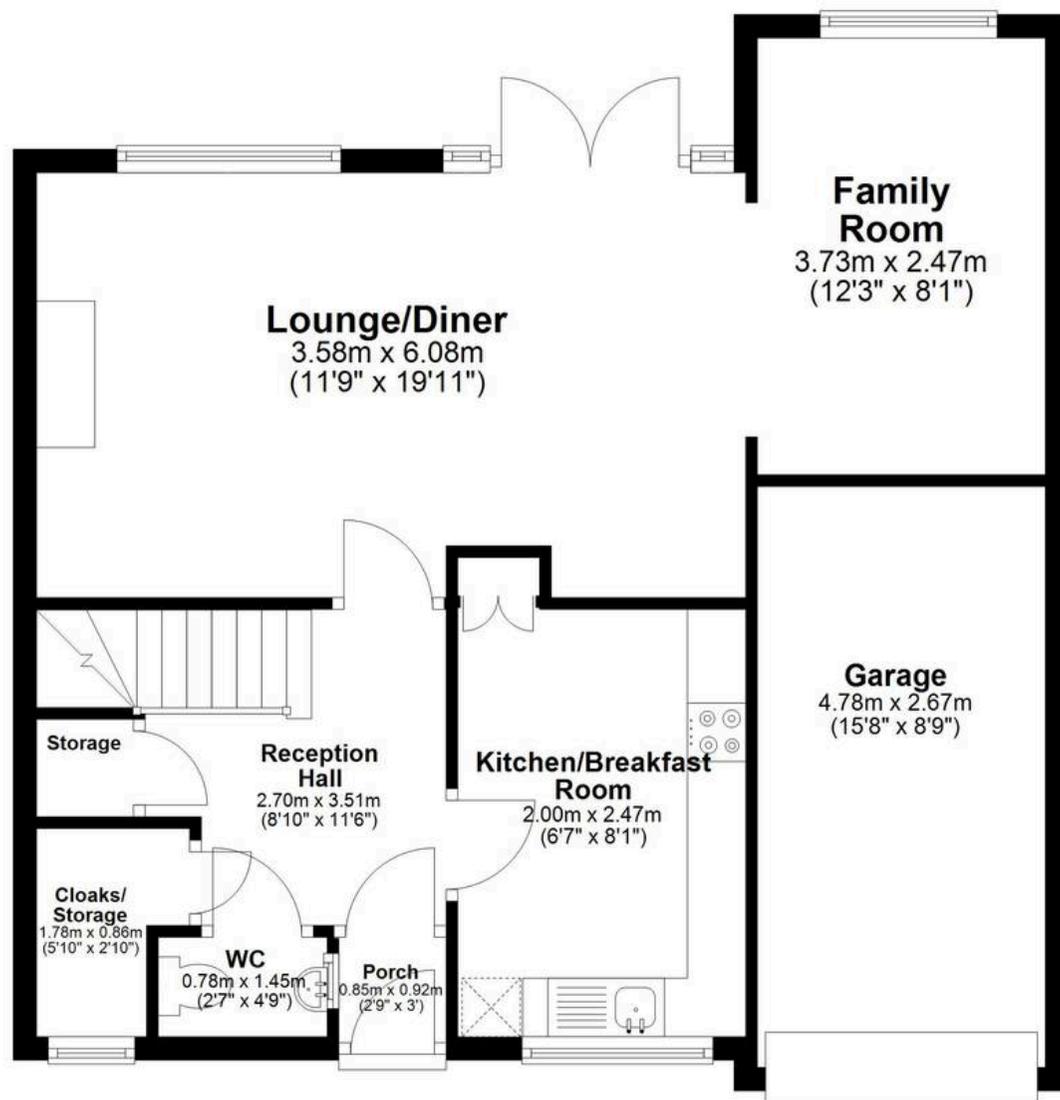
**EPC Rating:** E

- Extended, Three Bedroom Semi-Detached Family Home
- OPEN DAY 28th FEBRUARY 2PM-4PM, By Appointment Only
- Living Dining Room
- Family Room
- Breakfast Kitchen
- Downstairs Cloakroom
- Master Bedroom with En-suite Shower
- Driveway and Garage
- Private Rear Garden
- Good School Catchments & Local Amenities



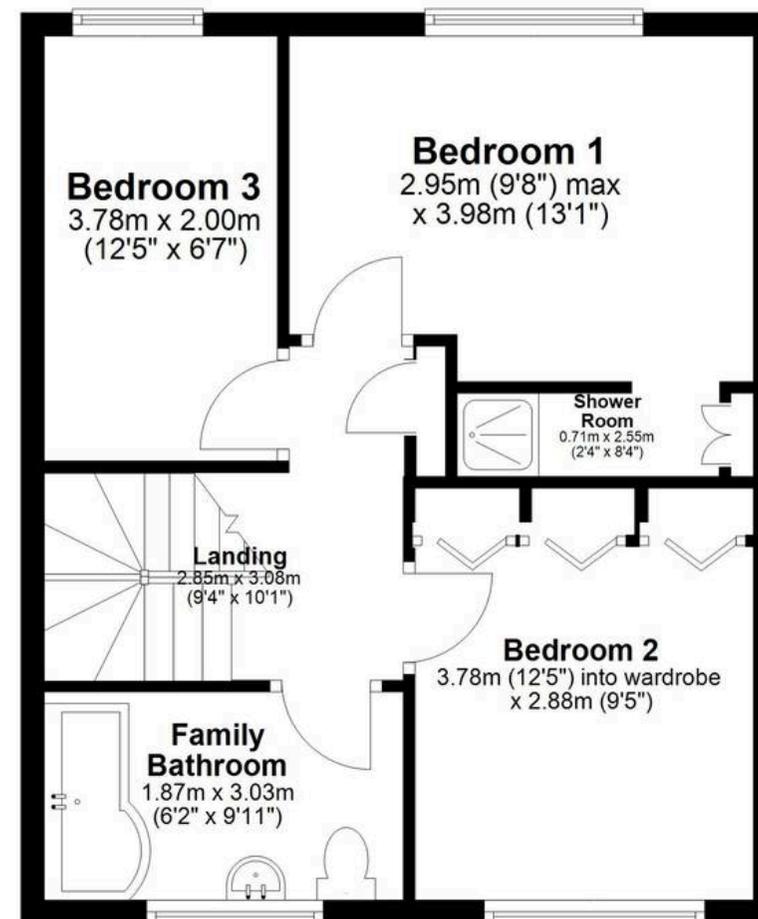
## Ground Floor

Approx. 66.5 sq. metres (715.4 sq. feet)



## First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



Total area: approx. 112.5 sq. metres (1211.2 sq. feet)



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