

Property details **approval form**

15 Tisdale Rise, Kenilworth, West Midlands, England, CV8 2QU

Date: 28 July 2026

Property Ref and Version: KEN305561 - 0009

Selling your home with us!

**Atkinson
Stilgoe** 

○ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £160,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2019.

○ Key Features

- Energy Rating: D
- One bedroom Maisonette
- Sought-after Tisdale Rise location
- Spacious living room
- Private and well kept front lawn
- Allocated parking
- Friendly, private community setting
- 999 year extended lease
- Within short driving distance to Kenilworth Centre

○ Short Description

One-bedroom maisonette in sought-after Tisdale Rise, featuring a living room, separate kitchen, double bedroom, bathroom, private front lawn, and allocated parking, close to Kenilworth town centre.

○ Long Description

A charming One-Bedroom Maisonette situated within the sought-after and private setting of Tisdale Rise, This well-presented one-bedroom maisonette offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property features a bright and welcoming living room, alongside a separate kitchen providing practical space for everyday cooking. The bathroom is fitted with both bath and shower facilities, catering to convenience and comfort. The generously sized double bedroom offers ample room for furnishings and storage, creating a peaceful retreat within the home.

Externally, the property benefits from a picturesque and private front lawn, perfect for relaxing or enjoying the outdoor space. There is also allocated parking for one car, adding to the ease of living.

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Tisdale Rise is known for its friendly, neighbourly community atmosphere, while being just a short drive from Kenilworth town centre, with its excellent range of amenities, shops, and transport links.

○ **Directions**

○ **Agent Note**

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○ Room Description

Living Room

Spacious living room with useful storage area off the main front door and overlooking front aspect of property onto quiet cul-de-sac and front lawn

Kitchen

Separate kitchen with plenty of cupboard and storage space

Main Bathroom

A 3 piece bathroom with bath and shower facilities including wc and wash basin

Bedroom

Generously sized bedroom overlooking rear aspect of the property

Garden

Beautifully kept private front garden area, perfect for sitting out in a quiet spot within the development

Allocated Parking

Allocated parking space for 1 car

Buyer Aml Payments

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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○ Room Description

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○ Property Images



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○ Property Images



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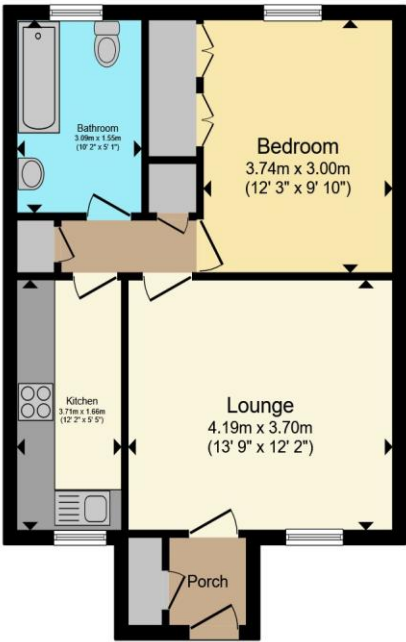
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☐ **Property Images**

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Floor Plan



Total floor area 47.5 m² (511 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

	Signature	Date
Richard J Goodwin		
Mr David Nigel Taylor, Miss Maria Angela Irlam		