TAILOR MADE

SALES & LETTINGS

School Lane

, Kenilworth, CV8 2GT

Offers Over £525,000

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Tailor Made Exclusive are thrilled to bring to market this exceptional three double bedroom detached property, listed a stone's throw from Abbey Fields and offered for sale with NO ONWARD CHAIN.

The owners have carried out a truly stunning renovation from top to bottom, carefully changing the layout to suit modern living, adding an attractive rendered facade with oak porch, new driveway and lovely landscaped low maintenance rear garden with new fencing, lawn and porcelain paved seating areas.

The property is perfectly situated a short stroll from both Kenilworth Old Town with amenities such as the Old Bakery, The Abbey Field, Virgins and Castle and The Cross to name a few. Alternatively turning the opposite direction, Modern Kenilworth High Street can be easily reached, where even more retail and recreational amenities can be located.
Kenilworth Rail Station is also approximately a 10 minute walk from the property with direct links to Coventry & Birmingham to then connect to other areas of the country.

The property benefits from a new tarmac driveway, detached single garage, new fencing and secure side gate to a beautiful landscaped, low maintenance rear garden.

The ground floor comprises a welcoming entrance hallway, contemporary herringbone LVT flooring, designer column radiator, glass and oak staircase, feature mirror with beautiful LED mood lighting. There are modern doors off to the lounge with superb media wall with inset remote control fire, shelving and space for a 65" TV. The downstairs shower room comprises a WC, wash hand basin with vanity unit, LED mirror, designer radiator and walk in shower enclosure with waterfall shower head and modern tiling. The show piece kitchen / diner is the hub of the home with a stunning, top spec fitted kitchen, Quartz counter tops and breakfast bar, double Belfast sinks, integrated fridge freezer, four ring electric hob, extractor hood, electric oven, microwave and dishwasher. There is a lovely dining space, two designer radiators, sliding patio doors and window onto the garden and built in utility cupboard with space & plumbing for staking washing machine and tumble dryer.

The first floor has a generous landing area, glass and oak balustrade with modern doors off to stunning bathroom and three genuine double bedrooms. Bedrooms One and Two, both benefit from built in wardrobes, blinds, stylish radiators, neutrally decorated and carpeted. Bedroom One has a built in section for a 50" TV, inset to the wall.

The main bathroom is exquisite, carefully remodelled to incorporate a stunning walk in shower area, with two waterfall shower heads, built in seating area and closing glass door. There is a roll top bath, feature mirror with LED mood lighting, WC, wash hand basin with vanity unit, heated towel rail, stylish tiling and double glazed window. There is a pull down loft hatch with built in ladder, leading to a boarded loft with lighting.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

• Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
• Should your deposit funds be coming from equity within your sale we require a memorandum of sale

confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
• Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
• Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
• Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

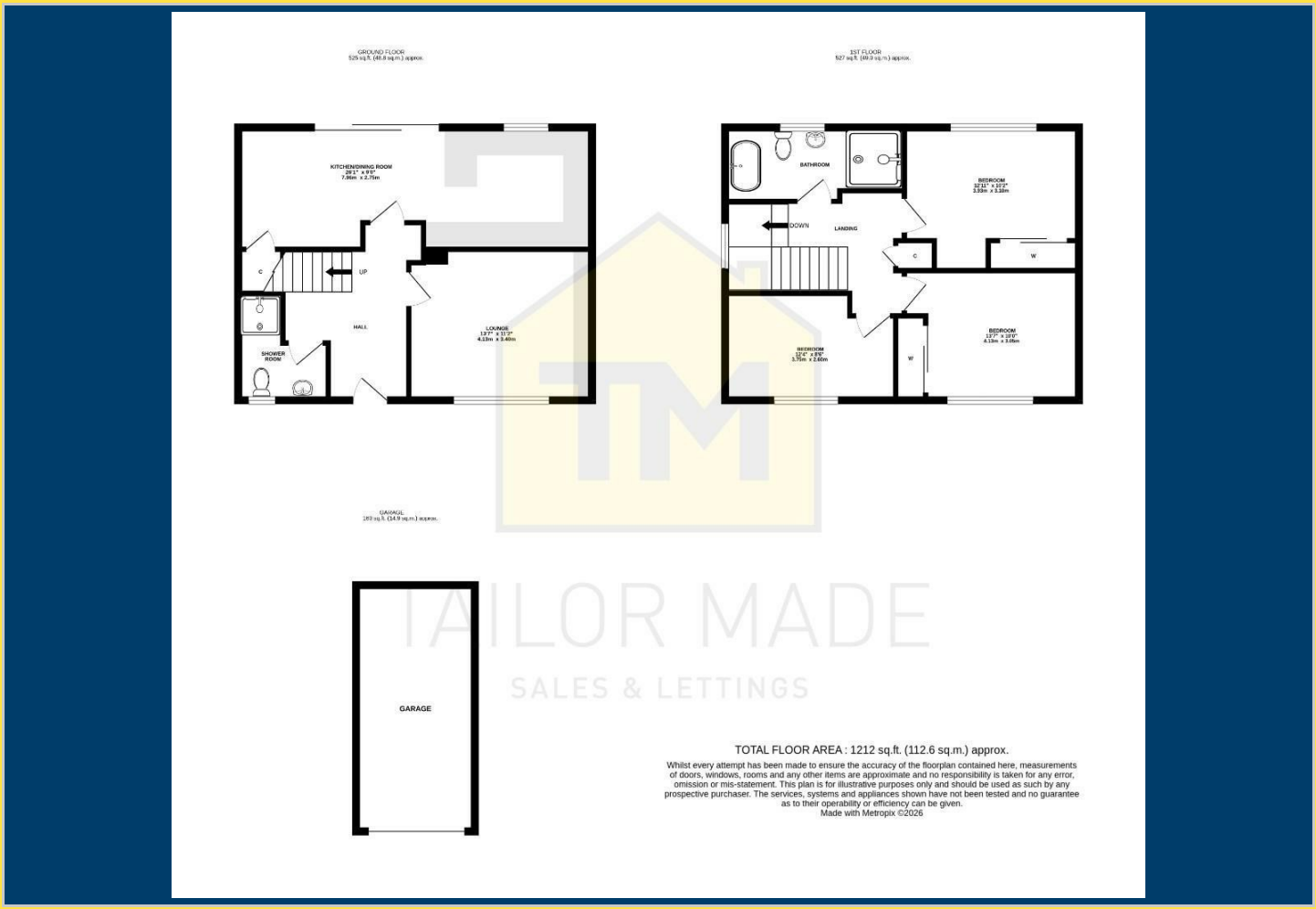
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.

Road Map

Hybrid Map

Terrain Map

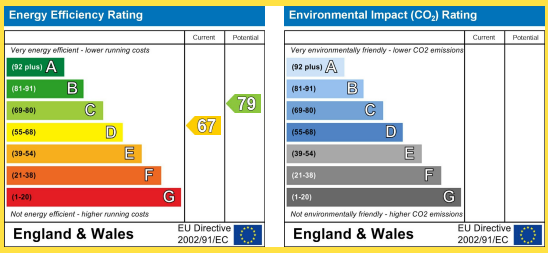
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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