



11 Tisdale Rise | Kenilworth | CV8 2QU

A superb, recently extended, newly modernised and greatly improved semi-detached house in this sought after location. There are three bedrooms, a lounge, separate family room, utility room/cloakroom and a large extended full width kitchen/ diner with direct south facing garden aspect.

£425,000

- Viewing Essential
- Three Bedrooms
- Extended and Modernised
- South Facing/ Landscaped Garden



Property Description

This well planned and extended semi-detached property is ideal for buyers of all ages. The present sellers have modernised and extended the house in order to provide practical modern living. The house benefits from Amtico flooring in the lounge, kitchen/ diner and utility room, wall panelling and media storage, oak internal doors, plus the re-fitting of bathroom, new kitchen with utility and ground floor cloakroom. Parking has also been a consideration with the sellers having a full width drive where they regularly park three vehicles.

ENCLOSED PORCH

With composite door to:

ENTRANCE HALL

Having meter cupboard, fitted shelving and door to:

FAMILY ROOM

12' x 6' 6" (3.66m x 1.98m)

Having media storage unit including storage cupboards. Radiator.

LOUNGE

18' 3" x 11' 1" (5.56m x 3.38m)

A large living room with wall panelling, built in storage and contemporary design electric fire. Amtico Parquet flooring, radiator and double doors lead to:

EXTENDED KITCHEN/ DINER

22' 3" x 9' (6.78m x 2.74m)

A great addition to the house is this large, full width modern, extended and professionally refitted kitchen/ diner with oak worktops and Amtico Parquet flooring. One and a half bowl stainless steel Franke sink unit, extensive range of cupboard and drawer units with matching wall cupboards, built in five burner gas hob with extractor hood over and electric oven under. Housing for side by side fridge/ freezer, French double doors to rear garden, tall wall radiator and space for dining table and chairs. Door to:

UTILITY ROOM/ CLOAKROOM

Having w.c, circular inset sink unit, oak worktop and storage cupboards above and below. Space and plumbing for washing machine and space above for tumble dryer and heated towel rail.

FIRST FLOOR LANDING

With airing cupboard housing Worcester gas combination boiler. Access via pull down wooden loft ladder leads to roof storage space which is partly boarded.

BATHROOM

Having been re-fitted with panelled bath, shower over and glazed shower screen. Vanity sink unit with double cup underneath, w.c and heated towel rail. Fully tiled walls, under floor heating, extractor fan and illuminated wall mounted mirrored door cabinet with shower point.

BEDROOM ONE

14' x 8' 2" (4.27m x 2.49m)

A king size bedroom with radiator and space for wardrobes.

BEDROOM TWO

9' 7" x 8' 2" (2.92m x 2.49m)

Having rear garden views and radiator.

BEDROOM THREE

9' 7" x 8' 9" (2.92m x 2.67m)

A practical third bedroom with professionally designed and fitted furniture to include wardrobe, storage and shelving.

OUTSIDE

The front of the property provides full width parking for several vehicles. Tesla EV charging point.

REAR GARDEN

The recently landscaped rear garden is a further benefit to the property. Enjoying a sunny south facing aspect there is an area of lawn with shrubbery borders, a storage shed to the rear, a full width patio and further seating area under the timber pergola. This garden is ideal and has been planned and landscaped for couples and families alike.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

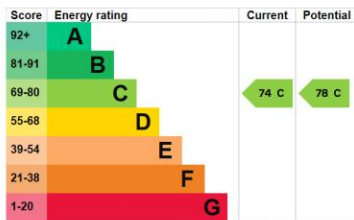
E: sales@juliephilpot.co.uk

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.](#)

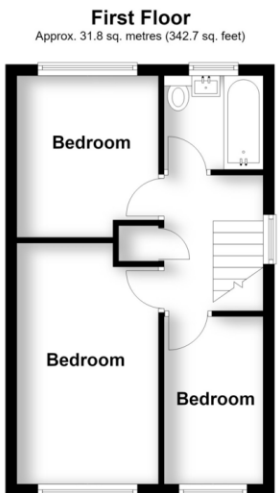
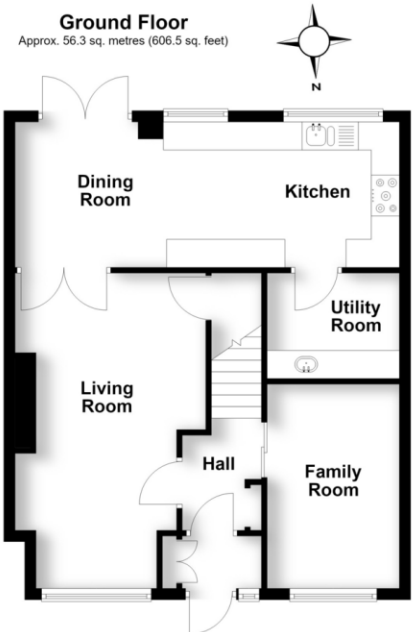


The graph shows this property's current and potential energy rating.

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



Total area: approx. 88.2 sq. metres (949.3 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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