

STEPHEN PARRY

& COMPANY



23 Tulip Tree Avenue, Kenilworth, CV8 2BU

An extended 2 bedroom semi-detached bungalow requiring modernization and updating and situated in a sought after area of Kenilworth

Accommodation

Entrance hall • Sitting room • Study
• Kitchen / Breakfast room • Two
bedrooms • Shower room • Front
garden • Garage • Rear garden • UPVc
double glazing • Gas fired central
heating • No chain

Accommodation

Leamington Spa 5 miles
Coventry 6 miles
Warwick 6 miles
Warwick Parkway (trains to London
Marylebone from 69 minutes) 7 miles
Stratford upon Avon 14 miles
Solihull 16 miles
Rugby 18 miles
B'ham International Airport 18 miles
Birmingham 20 miles
(approximate times and distances)

Location

Tulip Tree Avenue is a sought after
and quiet location situated off Windy
Arbour. Local facilities and amenities
including shops and bus route providing
access to Kenilworth town centre,
Kenilworth Castle and Abbey fields.
Kenilworth is a small historic town in
the heart of Warwickshire having a
wide range of shops, restaurants, sports
facilities and general amenities to suite
a variety of tastes. The property is well
placed for motorway and rail networks
and Birmingham Airport. The area is
well served by a range of state, grammar
and private schools including King
Henry VIII and Bablake in Coventry,
Warwick School for Boys and Kings High
School for Girls in Warwick, Crackley
Hall in Kenilworth and Kingsley School
for Girls and Arnold Lodge Prep School
in Leamington Spa. There are theatres

in Stratford upon Avon and an Art
Centre at Warwick University (4 miles
away). Kenilworth has its own golf club,
'The Warwickshire' and Stoneleigh Golf
& Country Club is also nearby. Racing
at Stratford upon Avon, Warwick and
Cheltenham. Sailing and fishing at
Draycote Water.

The Property

An extended 2 bedroom semi
detached bungalow situated in a
popular residential road, in need of
modernisation and updating. The
property benefits from UPVc double
glazing and gas fired central heating.
The UPVc front door provides access
to the Entrance hallway that provides
access to the Sitting room, Kitchen, 2
bedrooms and bathroom. The sitting
room overlooks the front elevation and
has a living flame gas fire. The sitting
room provides access to the study and
dining room. The study is a later edition
to the property as is the extend kitchen
and dining room. The kitchen is fitted
with matching wall and base units and
has space for a gas cooker and a washing
machine. The property has 2 bedrooms
with bedroom 2 having a storage
cupboard housing the Worcester central
heating boiler. The shower room has
been re fitted and now comprise wash
hand basin, wc and shower cubicle with
Mira shower.

Gardens

The front garden has a brick bloc
driveway with shrub boarder that
provides access to the single garage.
The rear garden has a patio and is laid
to lawn with shrub boarders and timber
fencing to all boundaries.

Tenure

The property is Freehold.

Services

Mains electric, water, gas and drainage
are connected to the property.

Local Authority

Warwick District Council +44 (0) 1926
410410.

Council Tax

Band E.

Fixtures and Fittings

Only those items mentioned within the
Stephen Parry & Company brochure are
included. All other items are expressly
excluded but maybe available by
separate negotiation.

Viewing

Strictly by appointment with Stephen
Parry & Company on 01926 883311.

Directions

From the M40 (J15) take the A46
towards Coventry. Take the third exit
sign posted Kenilworth and Leamington
Spa and at the roundabout take the first
exit onto the Leamington Road (A452).
Continue along the Leamington Road
to the roundabout and take the third
exit onto Birches Lane. Continue along
Birches Lane and take the third turning
on the left onto Windy Arbour and then
take your fourth turning on the left onto
Tulip Tree Avenue. 23 Tulip Tree Avenue
will be located on the left (CV8 2BU).

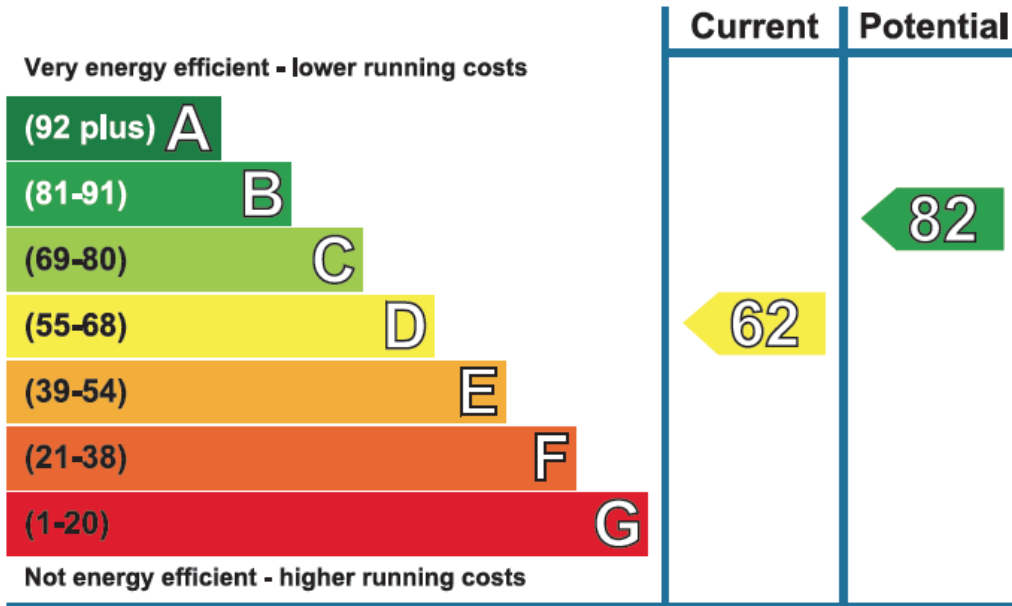
STEPHEN PARRY
& COMPANY

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Warwickshire, CV32 5RW

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www.stephenparry.co.uk

Stephen Parry & Company and the vendors of the property give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

Energy Efficiency Rating



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