TAILOR MADE

SALES & LETTINGS



Warwick Road

, Kenilworth, CV8 1FD

Asking Price £475,000

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Tailor Made Sales and Lettings are delighted to offer for sale this extended three bedroom semi-detached family home, situated along the popular Warwick Road in Kenilworth, within walking distance of the popular town centre, Abbey Fields and railway station.

Occupying a generous plot, the property benefits from a substantial frontage providing ample off-road parking, an integral garage and a particularly good-sized rear garden.

The accommodation comprises an entrance hallway, a spacious through lounge with feature fireplace and bay window to the front, an extended dining/family room overlooking the rear garden and a fitted kitchen/breakfast room offering a range of wall and base units with integrated cooking appliances and space for informal dining.

To the first floor are three bedrooms, including two double bedrooms, together with a modern family bathroom fitted with a contemporary white suite.

Externally, the property enjoys an attractive and generous frontage with a block-paved driveway providing off-road parking for several vehicles, a lawned foregarden and access to the garage. To the rear is a particularly spacious garden, mainly laid to lawn with a paved patio area, mature planting and established boundaries.

Warwick Road is conveniently positioned for access to Kenilworth town centre, offering a wide selection of independent shops, cafés, restaurants and everyday amenities. Kenilworth railway station is also within walking distance, whilst the property is well placed for local schools and transport links to Coventry, Warwick and Leamington Spa.

Offering generous accommodation, excellent outside space and a highly convenient location, this is an ideal opportunity for buyers seeking a family home with further potential to personalise and improve.

Early viewing is highly recommended.

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



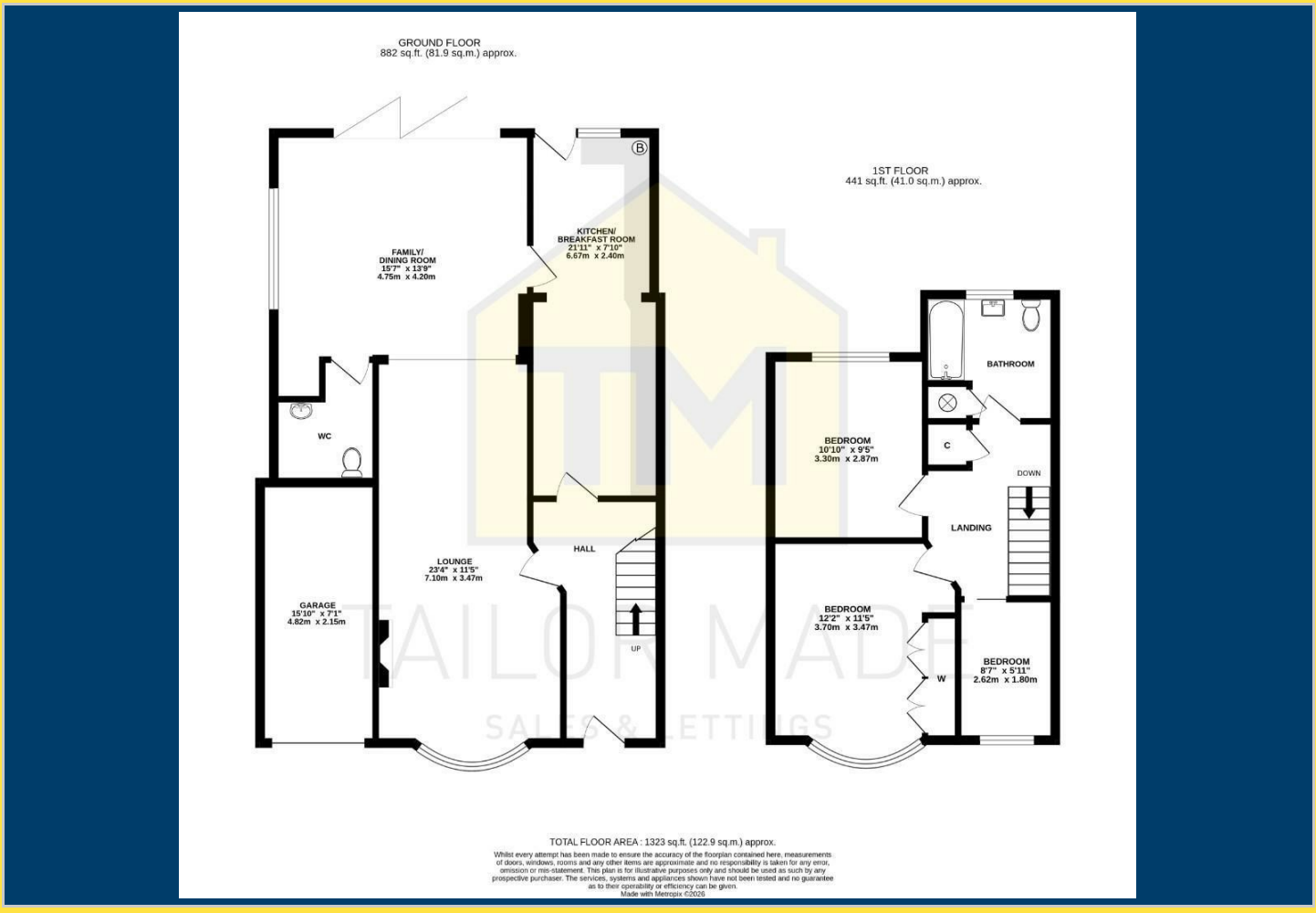
Hybrid Map



Terrain Map



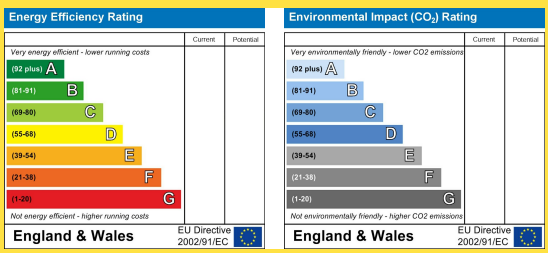
Floor Plan



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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