



31 Tulip Tree Avenue, Kenilworth, CV8 2BU

Asking Price £550,000

- Detached Chalet Bungalow
- L-shaped Lounge/Dining Room
- Popular Location
- EPC Rating D - 62
- Attractive Rear Garden
- Block Drive and Garage
- Fitted Kitchen with Appliances
- Two Bedrooms/Two Shower Rooms
- Gas Central Heating and Double Glazing
- No Onward Chain

31 Tulip Tree Avenue, Kenilworth CV8 2BU

Located within this exclusive and desirable Avenue, this modernised two-bedroom chalet-style bungalow is offered with no onward chain. With a block paved driveway leading to the integral garage. The property has a central hallway, rear lounge with two patio doors onto the west-facing rear garden and an awning, ground-floor bedroom with wardrobes and a separate shower room. The kitchen is fitted with modern panelled wall and base units and has integrated appliances. On the first floor is a further double bedroom and a shower room. The attractive rear garden has a patio, lawn and mature borders. A fabulous, two-bedroom detached bungalow finished to a high standard.



Council Tax Band: E



APPROACH

The property is approached across a block paved driveway that provides hardstanding for two vehicles or more. The composite entrance door with courtesy lighting leads into the reception hallway.

RECEPTION HALL

With stairs rising to the first floor landing, coving to ceiling, LTV flooring, radiator and doors off to

SHOWER ROOM

Refitted with a white suite that comprises a walk-in shower cubicle with a thermostatic Mira shower with helpful grab rail, pedestal wash hand basin with chrome mixer tap and a close-coupled WC. Complimentary tiling to splash backs, extractor fan, radiator and a frosted double glazed window to the side.

BEDROOM TWO

Being located on the ground floor and having dual aspect double glazed windows to the front and side, radiator, built-in wardrobes to one wall with shelving and coving to the ceiling.

LOUNGE/DINING ROOM

Being L-shaped with double patio doors onto the rear patio and a west-facing garden. The focal point is provided by a marble fireplace with matching hearth and an Adams style surround and housing a living flame electric fire. Coving to ceiling, two wall lights, dual radiators and a double glazed window to the fore. A curved archway leads into the kitchen.

FITTED KITCHEN

Fitted with a range of soft-close grey panel fronted units to both wall and base. The base units are contrasted with a block worksurface with an under-counter Bosch washing machine, Siemens full sized dishwasher, Siemens Electric four ring hob with illuminated extractor above and glass splashback, Double Neff mid level oven and grill with microwave setting and undercounter fridge. Radiator and glass serving hatch making use of the borrowed light.

LANDING

Linen cupboard with slatted shelving, doors off to

BEDROOM ONE

Two Velux windows to the fore with integrated blackout blinds, fitted wardrobes to one wall with shelving and hanging rail, two ceiling lights and two radiators.

BATHROOM

Velux window to the rear with a radiator beneath, close-coupled wc, pedestal wash hand basin. A walk-in mains-fed shower with full-height ceramic tiling. Radiator, extractor and a built in cupboard housing the Worcestershire Bosch combi boiler.

WEST FACING REAR GARDEN

With a patio directly off the property with an electric awning. One step leads down to the small lawn with mature shrub borders and timber shed. Enclosed by panelled fencing to the boundaries. Door into the garage and a side pedestrian gate.

GARAGE

With an electric up and over door, power and lighting laid on, array of shelving, full height Beko freezer, Bosch dryer and uPVC door through to rear garden.

FRONT DRIVEWAY

Being block paved and providing access to the integral garage.

FORE GARDEN

Being laid with slate chippings creating a low-maintenance frontage.

TENURE

The property is Freehold.

SERVICES

All mains services are connected;
Mobile coverage

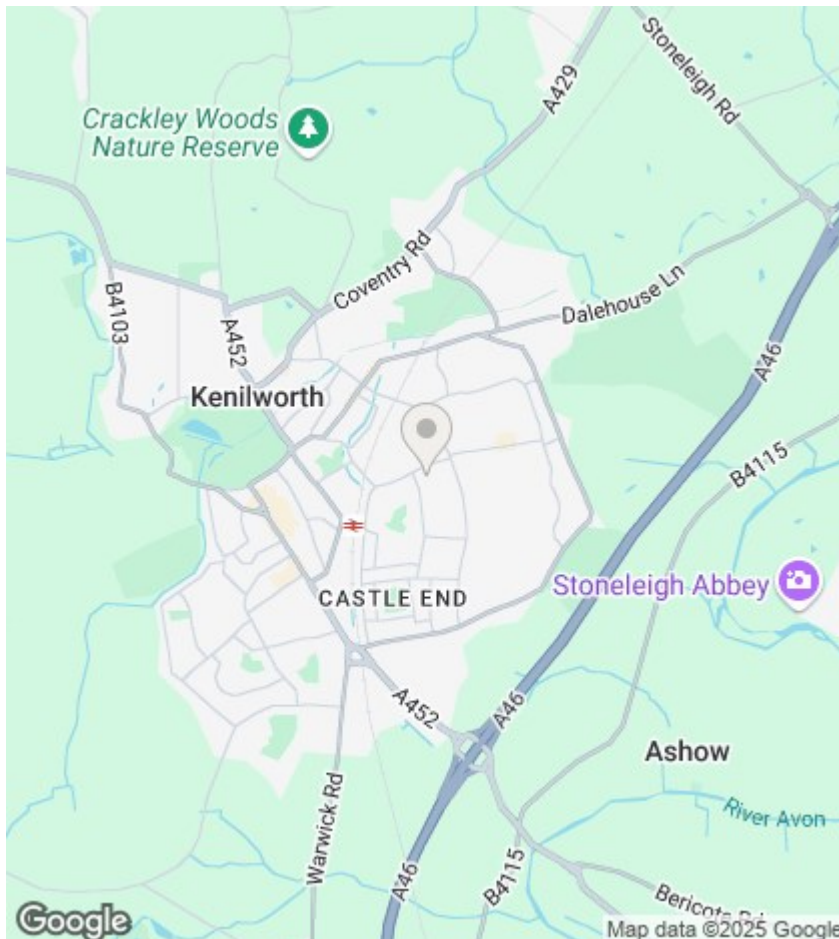
EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Superfast
67 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

FIXTURES AND FITTINGS

All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.



Directions

Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 67.7 sq. metres



First Floor

Approx. 30.1 sq. metres

