



BOOTHROYD  
& Company



## Redwood House, 1 Mulberry Court, Kenilworth, CV8 1LG

£1,995 PCM

- Attractive Detached House
- Four Well Proportioned Bedrooms
- Fitted Kitchen/Utility With Range Oven
- Two Generous Reception Rooms
- Available NOW UNFURNISHED
- Kenilworth Town Centre Location
- EPC Rating E - 45
- Two En-Suite Shower Rooms & Family Bathroom
- Attractive Rear Garden With Patio
- Warwick District Council Tax Band G

# 1 Mulberry Court, Kenilworth CV8 1LG

A Tudor style individual detached house, situated in a town centre location, close to the delightful Abbey Fields, Kenilworth Castle, old High Street and yet with all the town centre facilities and amenities to hand. This rarely available property has been fitted with attractive features throughout. The property retains many original character features including exposed timbers, oak flooring, feature fireplaces, oak staircase and banister rails, original doors and is set in a landscaped garden with off road car parking to the front of the property for 3/4 cars. The original accommodation has been updated and upgraded to modern day standards and offers spacious and flexible accommodation with four bedrooms, three bathrooms (2 en-suites), 2/3 reception rooms, feature hallway, cloakroom, kitchen and utility, PVCu double glazing throughout, gas central heating. The property is available 29th August 2024 on an unfurnished basis.



Council Tax Band: G



## ENTRANCE

The property is approached via a riven paved pathway to a feature canopy with recessed down lighters, original oak front door with wrought iron door fittings leading into vestibule, fitted matting, feature oak beaming and leading into the

## FEATURE HALL

16'8" x 11'0"

An impressive feature of the house, exposed wall and timber beams, original brick fireplace with living flame effect coal gas fire and oak mantel, radiator, oak spindled staircase with matching banister rails leading to first floor, useful under stairs storage, wood effect flooring with decorative border, smoke alarm.

## CLOAKROOM

7'3" x 6'7"

Low level w.c., wash hand basin, tiled splash back, extractor fan, matching flooring, radiator, fitted coat hooks, exposed beams.

## THROUGH DRAWING ROOM

23'8" x 11'10"

Feature brick open fireplace with inset tiling, quarry tiled hearth and oak mantel, feature ceiling beams, radiator, oak wood strip flooring, french doors leading to rear garden, centre light points.

## FAMILY/ DINING ROOM

14'10" x 13'0"

Radiator, feature bay window, t.v. aerial point, telephone point, serving hatch to kitchen.

## FITTED KITCHEN

17'0" x 11'6"

Comprehensively fitted with light beech style units with brushed steel handles, rounded edge granite effect polished work surfaces with ceramic tiled splash backs, decorative border, inset one and a half bowl single drainer sink unit with mixer tap, automatic dishwasher, tall fridge/freezer, pelmets and cornice with under unit lighting, comprehensive range of fitted base and wall units with fitted drawers and matching wall cupboards, glazed display cabinets, corner shelving units, ceramic tiled flooring, radiator, halogen down lighters and LCD kick board lighting, recessed cooker housing within mosaic tiled recess with painted mantel over with an Elba brushed steel six burner range cooker with single oven and grill with matching illuminated cooker hood above.

## UTILITY ROOM

With matching units and work tops, tall storage unit with fitted shelving, rounded edge polished granite effect work surfaces with double base unit below with fitted cupboards, automatic washing machine, fitted wall cupboards, wall mounted Worcester combination gas fired central heating boiler with built-in time control clock, door to outside, matching ceramic tiled floor, tiled splash backs.

## FIRST FLOOR LANDING

With feature curved oak banisters to galleried staircase, access to large roof space with window and retractable loft ladder.

## MASTER BEDROOM SUITE 1

16'9" x 11'6"

Telephone point, t.v. aerial point, door to

## EN-SUITE SHOWER ROOM

7'4" x 6'5"

With corner fully tiled shower cubicle with glazed semi-circular quadrant shower with matching screen and door, low level w.c. with dual flush, pedestal wash hand basin with tiled splash back, ceramic tiled floor, radiator, extractor fan, light fitting, reducing head height.

## BEDROOM SUITE 2

14'9" x 11'0"

Radiator, t.v. aerial point, telephone point.

## ENSUITE SHOWER ROOM

9'0" x 3'3"

A white suite with corner full tiled quadrant shower with semi-circular shower screen/door, pedestal wash hand basin, low level w.c., ceramic tiled floor, radiator, shaver point, extractor fan and light fitting.

## DOUBLE BEDROOM 3

12'0" x 14'2"

Radiator, t.v. aerial point, built-in cupboard to eaves.

## BEDROOM 4

12'0" x 9'0"

Radiator, telephone point, t.v. aerial point.

## FAMILY BATHROOM

10'6" x 9'0"

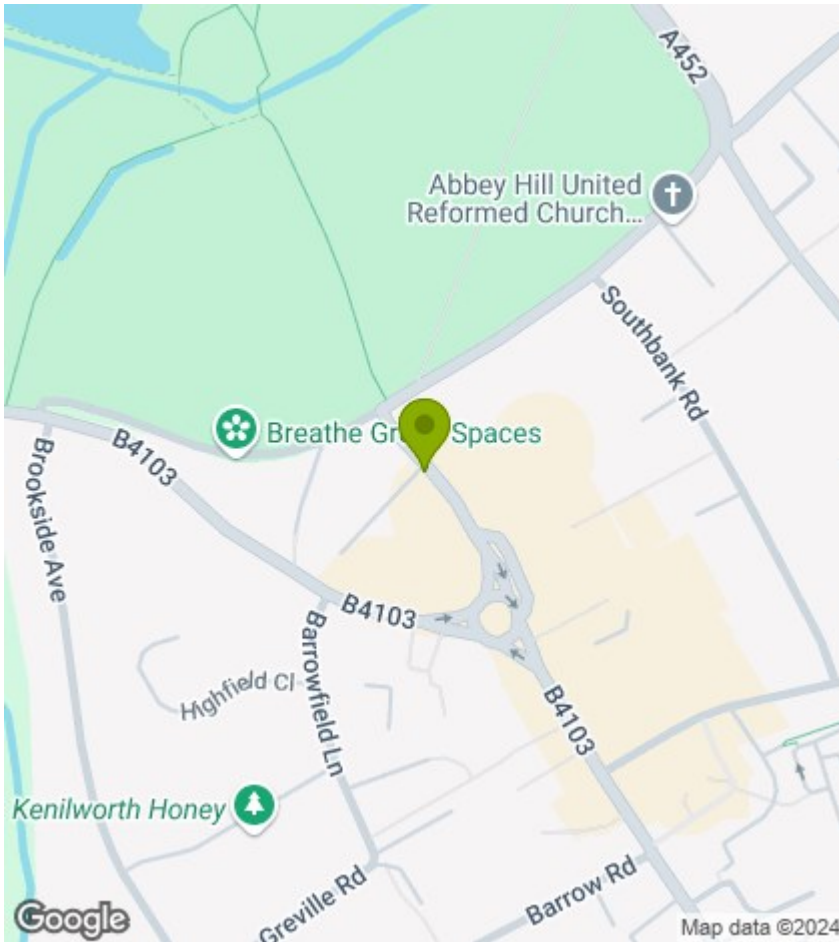
With a white suite, panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c., within fitted cabinetry, ceramic tiling to three walls with decorative border, tiled floor, extractor fan, chrome vertical towel rail/radiator, shaver point.

## OUTSIDE FRONT

To the front of the property there is an attractive forecourt garden with 6' panel fencing with decorative entrance, car parking for 4 cars. Hard landscaping includes riven paved paths, crazy paved pathways, gravel and feature brick surrounding to the original mulberry tree with chipped slate finish. The front garden is laid out and well screened by mature laurels, rhododendron, yew trees and with an original redwood from which the house derives its name.

## REAR GARDEN

The fully enclosed and laid out rear garden is attractively planted with side pathways being fully fenced with large riven paved sun trap patio, shaped lawns, raised sleeper beds, pergola and the garden has a delightful south westerly aspect.



## Viewings

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

## EPC Rating:

E

