

## Cornhill Grove, Kenilworth

Asking Price £325,000

- Modern Three Bedroom Semi Detached House
- Block Paved Rear Garden And Patio
- Gas Central Heating With Recently Installed Boiler
- Driveway & Detached Garage
- Offered With No Onward Chain
- Front Lounge, Dining Room And Conservatory
- EPC Rating D - 68
- Ideally Located For Kenilworth Secondary School
- Attractive Cul-De-Sac Location
- Warwick District Council Tax Band C



# Cornhill Grove, Kenilworth

Located in the sought-after residential area of Knights Meadow, this delightful three-bedroom home presents a fantastic opportunity for families and buyers looking for a well-positioned property with no onward chain. Situated within easy reach of Kenilworth's Outstanding rated secondary school, this home is ideally placed for those seeking excellent local education and convenient access to town amenities.

The property offers versatile living space with two well-proportioned reception rooms, a bright and airy conservatory, and a stylish fitted shaker-style kitchen.

Upstairs, there are three bedrooms and a family bathroom, offering comfortable accommodation for a growing family or visiting guests.

Outside, the home benefits from a driveway and hardstanding, leading to a detached garage, providing ample parking and storage solutions. The low-maintenance, block-paved rear garden is ideal for outdoor entertaining or simply relaxing in a private setting. Additional features include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. This is a fantastic opportunity to acquire a well-presented family home in a desirable location – viewing is highly recommended.



3



1



2



D

Council Tax Band: C



## **PORCH**

Accessed through an external door and having further door into:

## **LOUNGE**

13'1" x 13'11"

Window to the fore with a radiator beneath, stairs rising to the first floor, two wall light points and a stone fireplace with an ornate living flame gas fire and an Adams style surround. Archway into the dining room

## **DINING ROOM**

10'5" x 7'4"

Understairs cupboard, radiator, French doors into the conservatory and an arch into the kitchen.

## **FITTED KITCHEN**

10'5" x 6'3"

Fitted with a range of beech effect shaker style units to wall and base. The base units have a stone effect roll topped work surface over with an inset single drainer sink unit set beneath the window to the rear. Space for fridge/ freezer and washing machine, electric oven four ring gas hob set beneath the extractor canopy. Tiling to splashbacks.

## **CONSERVATORY**

10'8" x 8'1"

With vaulted ceiling and French doors onto the rear garden.

## **LANDING**

Access to loft void and doors to

## **BEDROOM ONE**

9'1" x 10'7"

Window to the fore, radiator, double wardrobe and linen cupboard.

## **BEDROOM TWO**

9'5" x 6'7"

Window to the rear and a radiator.

## **BEDROOM THREE**

6'7" x 7'0"

Window to the rear and a radiator.

## **BATHROOM**

Fitted with a white suite that comprises a panelled bath with thermostatic shower over, pedestal wash hand basin and a close coupled wc. Fully tiled to splashbacks, radiator and a frosted window to the side.

## **REAR GARDEN**

Being block paved with a timber shed and fencing to boundaries. There is a private gated access into the garden.

## **DRIVEWAY**

There is a block paved foregarden offering hardstanding and the driveway to the side of the house leading to the detached brick garage.

## **GARAGE**

With up and over door, power and lighting laid on and a communicating door into the garden

## **SERVICES**

All mains services are connected

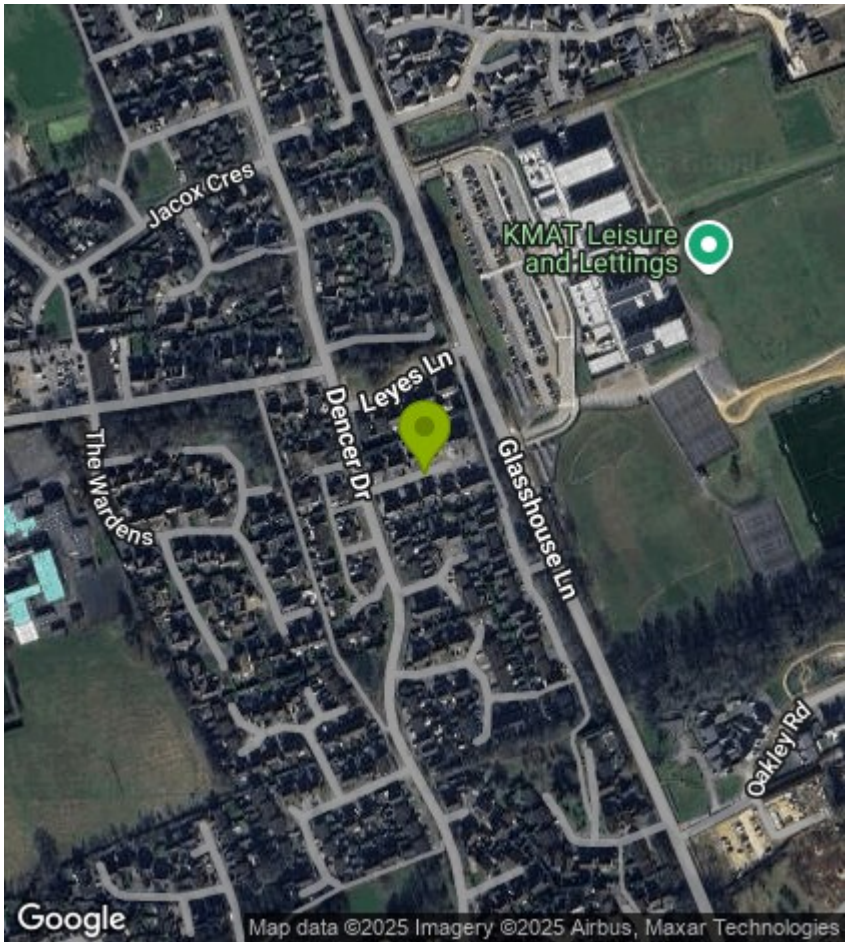
## **TENURE**

The property is Freehold

## **FIXTURES AND FITTINGS**

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





## Viewings

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

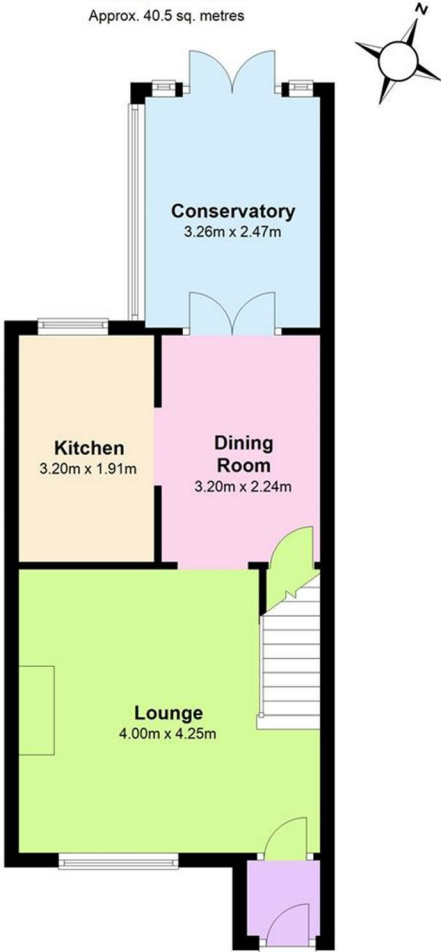
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 40.5 sq. metres



## First Floor

Approx. 31.0 sq. metres



Total area: approx. 71.5 sq. metres