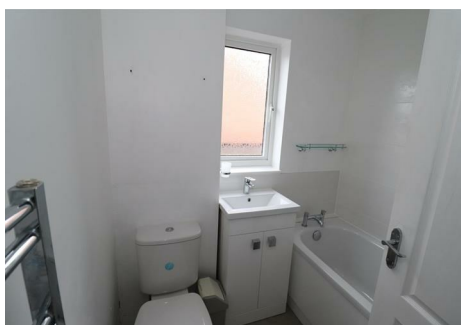




17 Westonbirt Close, Kenilworth, CV8 2PL

£1,150 PCM

- Attractive Two Bedroom Semi Detached House
- Available Monday 12th January 2026
- Front Block Paved Driveway
- Refitted Bathroom with Shower
- Two Bedrooms with Fitted Wardrobes
- Refitted Kitchen with Appliances
- EPC Rating C - 72
- Gas Central Heating System
- Lounge with Patio Doors onto Garden
- Warwick District Council Tax Band C

17 Westonbirt Close, Kenilworth CV8 2PL

A refurbished two bedroom semi detached with a refitted kitchen, refitted bathroom, double glazed and gas centrally heated. Ample parking to front and rear gardens. With laminate floors and new carpets. Available from Monday 12th January 2026, Part Furnished.



2



1



1



C

Council Tax Band: C



HALLWAY

With open plan staircase to the first floor landing, radiator, understairs storage cupboard and Georgian glazed doors off to

LOUNGE

13'9" x 11'11"

Patio doors onto the rear garden with vertical blinds and curtains, laminate flooring, radiator and ceiling light. With Sofa, armchair, tv and lamp.

KITCHEN

11'0" x 6'0"

Refitted with modern whisper grey wall and base units. The base units have a brush steel edged countertop with matching upstands and an induction hob. Single drainer stainless steel sink unit with mixer taps, winter cooler, automatic washing machine and a fridge freezer. Tiled flooring and a double glazed window to the fore.

BEDROOM ONE

9'1" x 11'11"

Double glazed window to the rear with roller blind and curtains, radiator, built in wardrobes to one wall and laminate flooring.

BEDROOM TWO

9'0" x 11'11"

Laminate flooring, twin double glazed windows to the fore with blinds and curtains. Airing cupboard housing the Vaillant condensing boiler and laminate flooring.

BATHROOM

6'2" x 5'9"

Refitted with a white suite that comprises a panelled bath with a thermostatic shower and shower screen, vanity wash hand basin and a close coupled wc. Heated towel rail, cushion vinyl flooring.

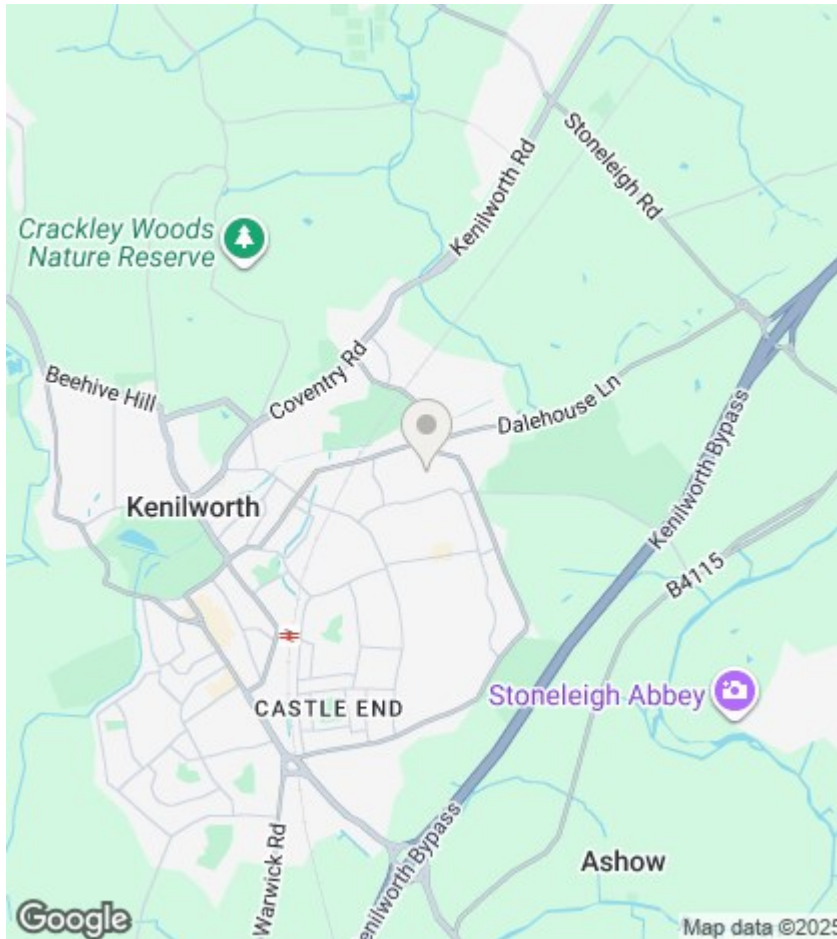
LANDING

Access to loft void and doors off to:

REAR GARDEN

With a patio area and mainly laid to lawn with panelled fencing to boundaries.

BLOCK PAVED DRIVEWAY



Directions

Viewings

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

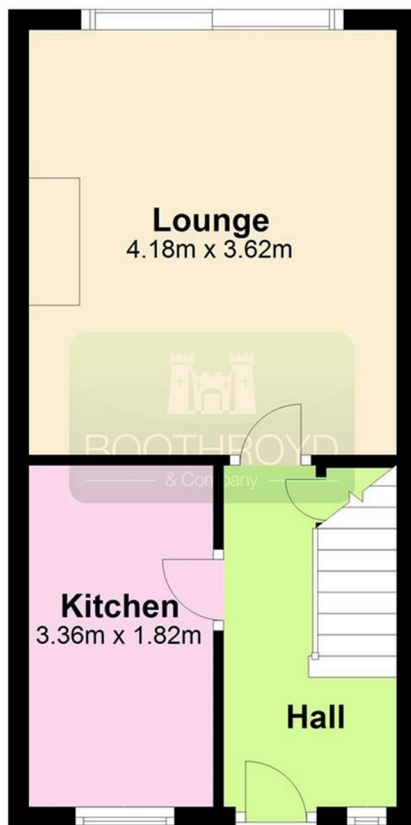
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(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. 27.7 sq. metres



FIRST FLOOR

Approx. 27.5 sq. metres

