

## Bodnant Way, Kenilworth

£1,200 Per Calendar Month

- Well Presented Two Bedroom Semi Detached House
- Fitted Cherrywood Kitchen With Appliances
- Two Double Bedrooms And Family Bathroom
- Double Glazed And Gas Centrally Heated
- Available 12th December 2025
- Generous Open Plan Front Lounge
- EPC Rating C - 72
- Driveway And Detached Garage
- Front and Rear Gardens
- Warwick District Council Tax Band C



# Bodnant Way, Kenilworth, CV8 2PN

Situated on the popular Knights Meadow development, this modern two-bedroom semi-detached home on Bodnant Way offers well-presented accommodation in a highly sought-after location.

The property features a stylish cherrywood fitted kitchen complete with integrated appliances, alongside a generous front lounge. Upstairs are two genuine double bedrooms and a bright bathroom fitted with a white suite.

Outside, the home enjoys a direct driveway leading to a detached brick-built garage, while further benefits include gas central heating and double glazing throughout.

Perfectly positioned for easy access to Kenilworth Secondary School and local amenities, this attractive home will be available from mid-December 2025. Early viewing is strongly recommended.



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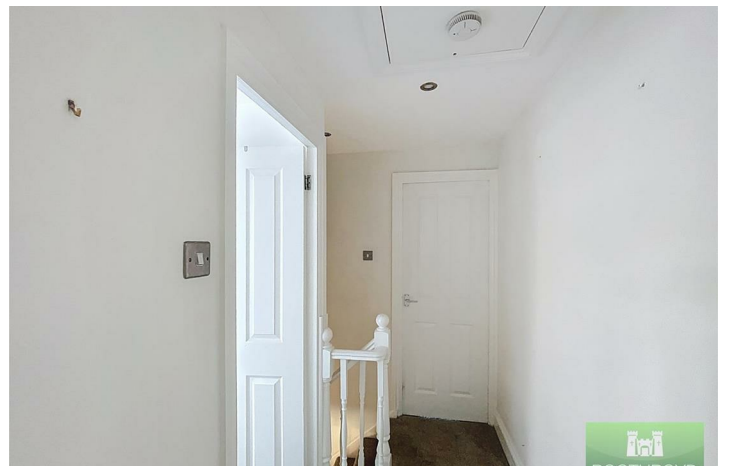


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C - 72

Council Tax Band: C



### **Vestibule**

Entered through a uPVC door and opening into the lounge

### **Lounge**

12'11" x 12'7"

A window to the front with fitted Venetian blinds and a radiator beneath. The room features laminate flooring, a staircase rising to the first floor, and a door leading through to the kitchen

### **Fitted Kitchen**

8'1" x 12'5"

Fitted with a comprehensive range of cherrywood-effect Shaker style units, the kitchen offers matching base cupboards with a black granite-effect roll-top worksurface incorporating a built-in electric oven, gas hob and extractor canopy. Brick-style tiling provides a modern splashback, and a stainless-steel sink is set beneath the rear-facing window. Further features include an integrated dishwasher, washing machine and fridge freezer, tiled flooring, radiator and a door leading out to the rear garden and patio.

### **Landing**

Having access to loft void and all doors off.

### **Bedroom One**

10'4" x 12'5"

With window to the front having Venetian blinds and a radiator beneath.

### **Bedroom Two**

8'1" x 12'5"

Window to the rear with roller blind, radiator beneath and a built in cupboard

### **Bathroom**

4'9" x 8'4"

Fitted with a white suite comprising a panelled bath with thermostatic shower and screen over, close-coupled WC and a pedestal wash hand basin. The walls are tiled to full height in splashback areas with matching tiled flooring, along with a chrome heated towel rail, medicine cabinet and a window to the side.

### **Rear Garden**

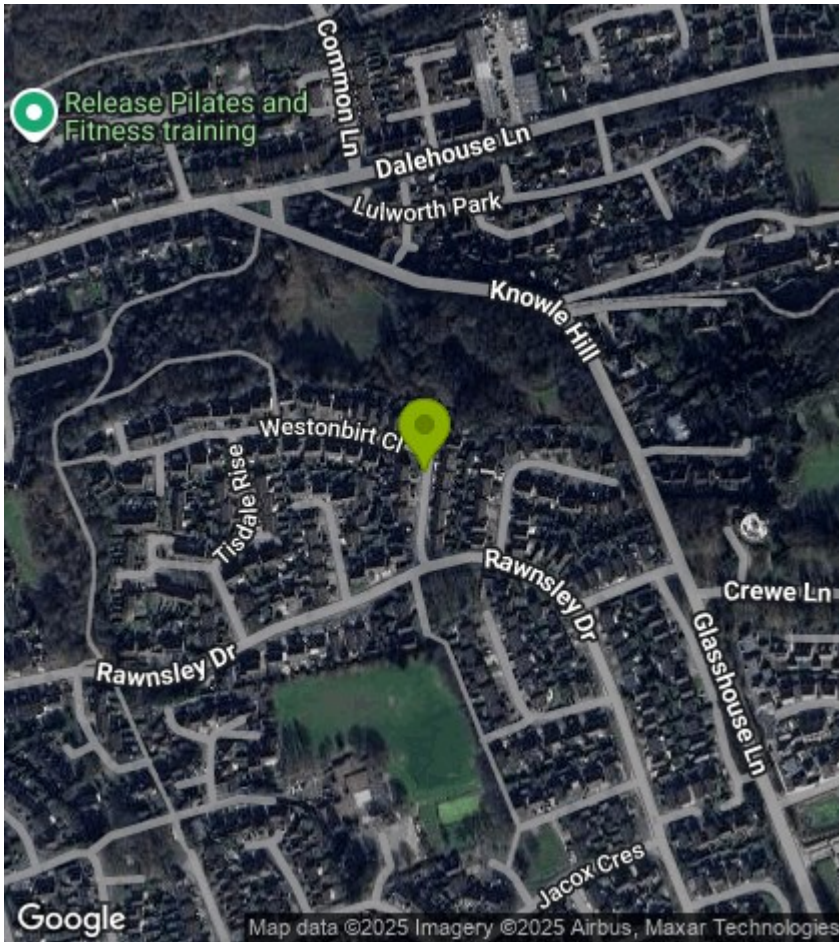
Featuring a decked patio directly from the property and a slate pathway leading to a sun lounge area at the head of the garden. The remainder is mainly laid to lawn and includes a door providing access into the detached garage.

### **Garage**

Having aluminium up and over door and power and lighting laid on

### **Driveway**

Providing hardstanding to the side of the property and leading to the detached garage.



## Viewings

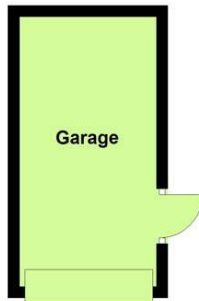
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(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	

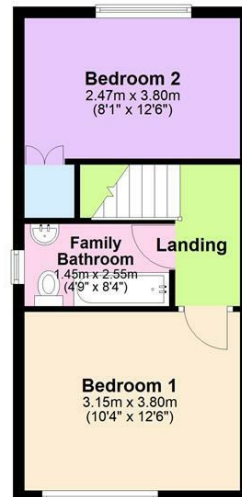
### Ground Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



### First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 57.7 sq. metres (620.7 sq. feet)