



## 4 GREEN LEEK LANE

KENILWORTH, CV8 1TN

- STUNNING 2 BEDROOM SEMI DETACHED
- BEAUTIFUL KITCHEN/DINER
- REAR LIVING ROOM WITH FRENCH DOORS
- SOUTH FACING GARDEN
- EPC RATING B (LOWER ENERGY BILLS)
- DRIVEWAY & 3 PARKING SPACES
- BUILDERS WARRANTY UNTIL 2029
- GREAT LOCAL AMENITIES INCLUDING VILLAGE HALL
- LOVELY WALKS & COUNTRYSIDE
- COUNCIL TAX BAND D



## THE PROPERTY

We are delighted to market this stunning modern semi detached home built in 2019 by Cala and has been kept in excellent condition by its present owners. The property has both double glazing and gas central heating, along with builders warranty. The property has a low maintenance south facing garden, and a driveway for several vehicles - plus partially boarded loft for extra space!

Situated in the lovely village of Burton Green, close to many local walks including The Greenway, you also are within a short stroll of the village hall which has various classes including dance and baby classes, and a very popular local school.

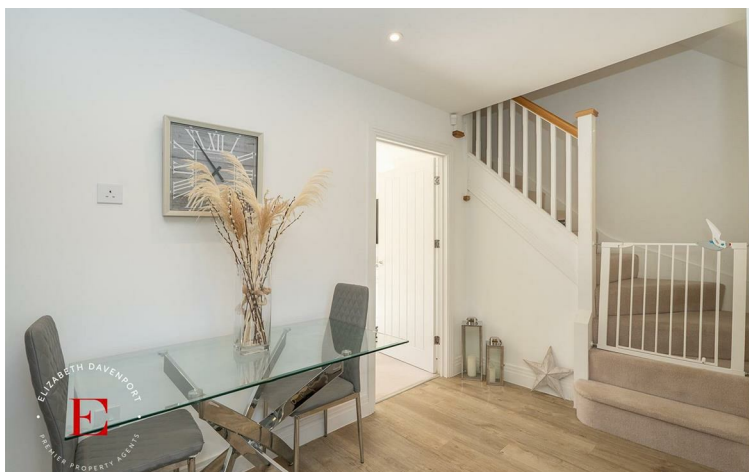
In brief the accommodation comprises, entrance lobby, cloakroom with w.c, superb modern fully fitted kitchen/diner with oven & hob, washer dryer, dishwasher, fridge/freezer and extractor along with antico flooring. Lounge to the rear with french doors leading onto your garden, and storage cupboard.

To the first floor accommodation you have a landing, with a master bedroom to the rear with built in wardrobes, and ensuite shower room, further bedroom to the front with built in wardrobes, and a modern family bathroom.

To the rear of this lovely home you have a well maintained garden, with a patio area, lawned area with borders, and a garden shed. To the front you have a small front garden and pathway leading to your home.

We would expect high demand for this stunning house to book a viewing please call our friendly team in Kenilworth on 01926 85741.





## THE LOCATION

Situated in Burton Green, this property is positioned about 2 miles from Kenilworth, 14 miles from Solihull town centre and some 5 miles from central Coventry. It is located close to Westwood Business Park and Warwick University. Jaguar Landrover is within easy access by car. Birmingham International Airport is less than 10 miles away.

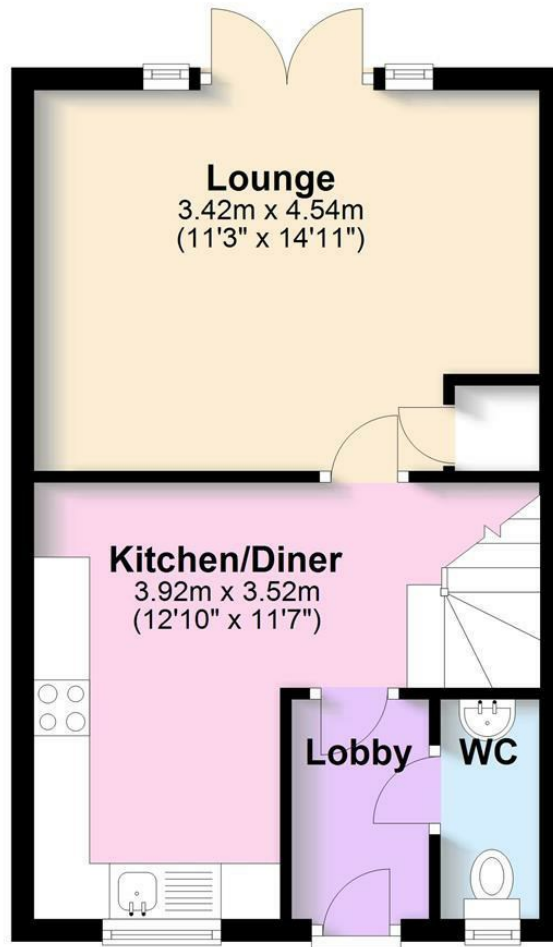
For commuters Tile Hill Railway Station is on the doorstep where trains run to central Birmingham (22 minutes), Birmingham International & Airport (9 minutes), Coventry (6 minutes) (which connects to London Euston) and London directly.

For shopping, Kenilworth, Coventry, Leamington Spa and Solihull are all within easy driving distance.

There is an excellent Primary school located in Burton Green Village and very good Senior schooling in Kenilworth and Balsall Common

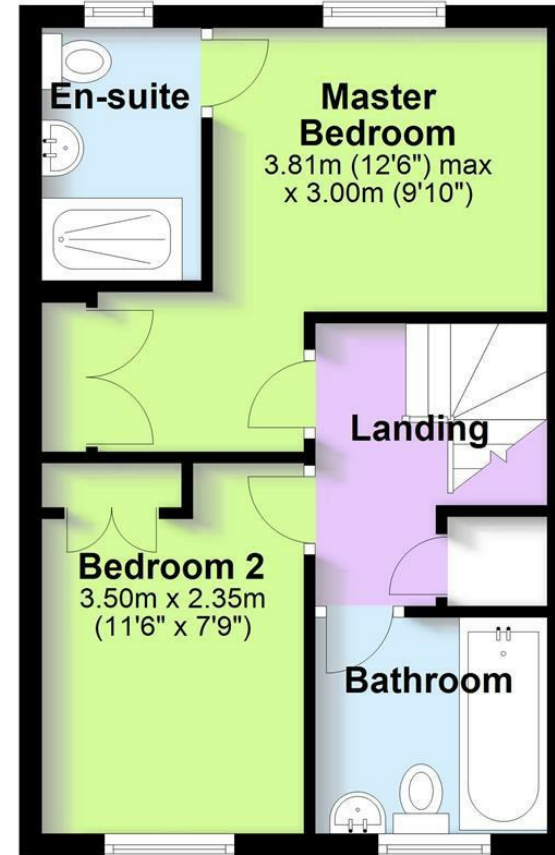
### Ground Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 66.9 sq. metres (720.6 sq. feet)