



## 291 CROMWELL LANE

KENILWORTH, CV8 1PN

- DETACHED HOUSE • 3 BEDROOMS & 2 BATHROOMS • 4 RECEPTION ROOMS • BEAUTIFUL KITCHEN/DINER • LARGE PLOT • VILLAGE LOCATION • AMPLE PARKING • SOUTH EAST FACING GARDEN • EPC RATING E, COUNCIL TAX BAND E



## THE PROPERTY

We are delighted to market this improved and extended Detached House with three double bedrooms, double glazing and gas central heating along with the most amazing south east private garden, located in the popular village of Burton Green with excellent local school, and lovely countryside walks on your doorstep, and The Greenway a short stroll away from the property.

In brief the accommodation comprises, entrance hall, cloakroom, lounge with bay window and snug area with french doors leading onto the garden patio. The extended stunning kitchen/diner has a modern fully fitted kitchen with built-in appliances including bosch dishwasher, washing machine, range oven, fridge freezer and wine cooler. To the rear of the kitchen you have your dining area, and french doors, Leading off the kitchen/diner you have a family room with a door leading out to the garden.

To the first floor accommodation, you have three double bedrooms and a shower room with w.c and also a fully fitted family bathroom.

To the rear of this home you have the private large rear garden, with a sunny terraced balcony area perfect for entertaining, mainly laid to lawn with mature borders filled with various plants, shrubs and trees. To the rear of the garden you have a useful store and garden shed.

To the front of the house you have a good sized front garden, with a driveway with plenty of parking for several vehicles.

We strongly recommend an early viewing of this home to appreciate the accommodation on offer, to book a viewing please call our friendly team in Kenilworth on 01926 298 298.





## THE LOCATION

Situated in Burton Green, this property is positioned about 3 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.

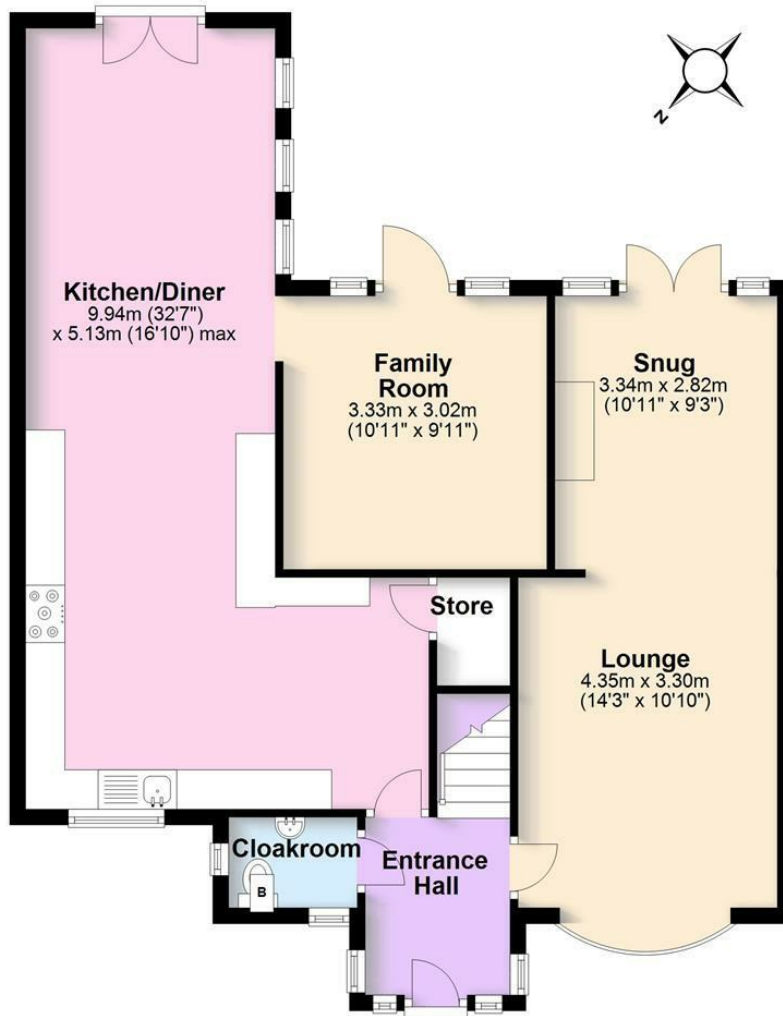
For shopping, Kenilworth, Coventry, Leamington Spa and Solihull are all within easy driving distance.

There is an excellent Primary school located in Burton Green Village and very good Senior schooling in Kenilworth and Balsall Common (Heart of England).

THE FLOORPLAN

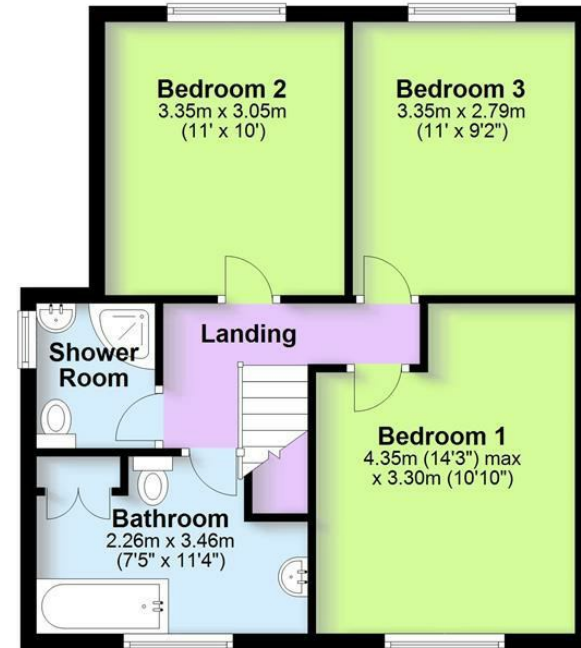
**Ground Floor**

Approx. 82.8 sq. metres (891.6 sq. feet)



**First Floor**

Approx. 50.0 sq. metres (537.9 sq. feet)



Total area: approx. 132.8 sq. metres (1429.5 sq. feet)