



Casita Grove, Kenilworth, CV8 2QA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* Five-bedroom family home situated to a quiet cul de sac off Windy Arbour within the market town of Kenilworth. This positioning lends itself for excellent commute access to Kenilworth train station, A46, M40 and Birmingham airport. Walking distance to town centre and reputable schools.

This spacious, well-proportioned family home comprises in brief: Entrance hallway, cloakroom with guest W.C. Living room with dual aspect, feature gas fireplace and patio doors leading to the rear private garden. Dining room, modern breakfast kitchen with integrated fridge/freezer and under counter dishwasher, utility room with washing machine and space for own tumble dryer, boot room and generous reception room which makes for great multi-purpose space.

To the first-floor accommodation you have five double bedrooms, principal bedroom with ensuite shower room, a family bathroom, and two storage cupboards on the landing.

Rear private garden with matured borders, shrubs and trees, large patio area with designated BBQ area and external storage. This property is offered UNFURNISHED. EPC Rating D. Council Tax Band G.











## Key Features

- AVAILABLE EARLY SEPTEMBER
- DEPOSIT ALTERNATIVE AVAILABLE
- Kenilworth
- Five Bedrooms, Three Receptions, Two Bathrooms
- Walking Distance to Town Centre
- Excellent School Catchment Area
- Extensive Rear Wrap Around Garden
- Driveway Parking & Garage
- Energy Rating D
- Council Tax Band G

**£2,550 PCM**