



**St. Johns Avenue, Kenilworth, CV8 1FW**

**SHELDON  
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KNIGHT**

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# Property Description

Located in a quiet and yet convenient residential location being within easy reach of the bustling town centre an attractive two bedroom property offered for sale with no chain.

Internally this lovely home comprises of an living room, dining room, and Kitchen whilst on the first floor two good sized bedrooms and a family bathroom.

A particular feature of the property is the lovely rear garden, this has a patio sections for entertaining, then the majority being laid to lawn with a nice selection of shrubs. This attractive garden also gives a good degree of privacy.

Please note the seller has advised there is a right of way over the garden for the neighbours.







## Key Features

- Sought after residential location
- Quiet cul-de-sac position
- Offers for sale with no chain
- Well kept garden to the rear
- Two good sized bedrooms
- Within easy reach to the town centre
- Purpose built garden cabin to the rear of garden
- Energy rating D

**Guide Price**  
**£265,000**

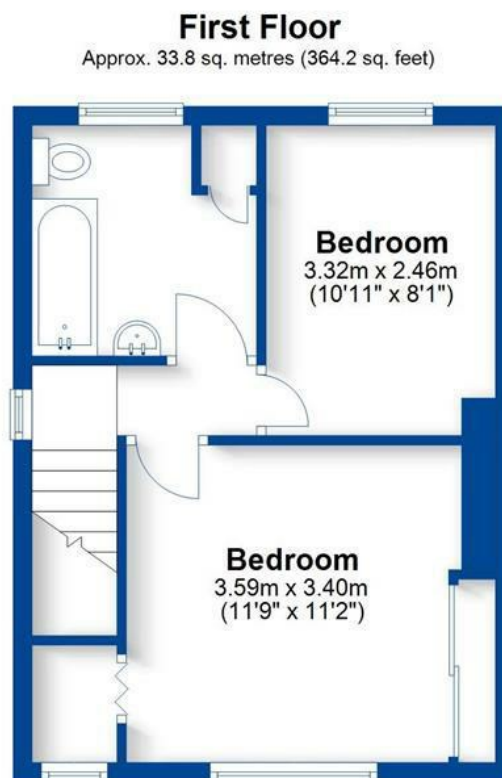
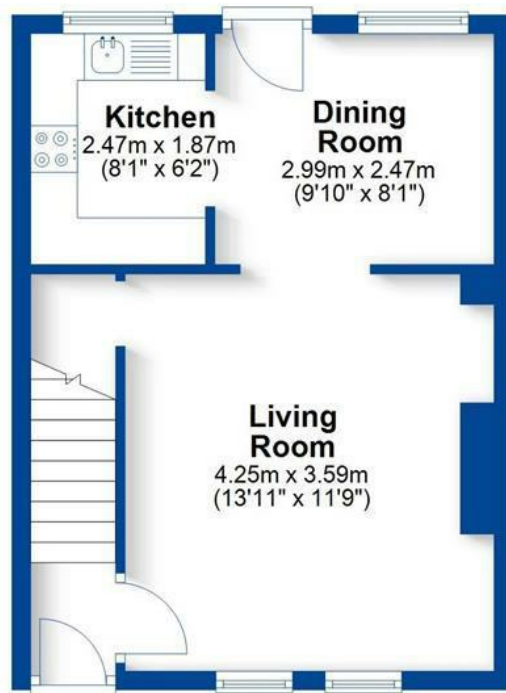






## Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



**Total area: approx. 77.8 sq. metres (837.0 sq. feet)**

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Summer House



EPC Rating - D

Tenure - Freehold

Council Tax Band -

Local Authority





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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