



Millbrook Lane, Kenilworth, CV8 2UP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

***AVAILABLE EARLY JANUARY - NEW BUILD 2023 - PETS CONSIDERED *** Three-bedroom family home located to the east side of Kenilworth, located off from Glasshouse Lane. The perfect location for commuters with easy access to the A46 and M40. Stoneleigh View enjoys beautiful countryside views whilst being less than a mile and a half to the centre of town. Less than 5 miles from Coventry and just 6 miles from both Warwick and Leamington Spa. Short distance from Kenilworth railway station, offering services to Coventry and Leamington Spa.

This modern comprises in brief: Entrance Hall with guest WC. Living room to front elevation which is carpeted throughout. Breakfast kitchen with direct access to the rear private garden, space for own fridge/freezer, washing machine and dishwasher (these are NOT included).

To the first floor: Three exceptionally well-proportioned double bedrooms and family bathroom with full suite including shower over bath.

Rear private garden is mainly laid to lawn with small patio area and side access. With two parking spaces to the front of the property this home is offered UNFURNISHED. Energy Rating A. Council Tax Band D.

*Heat Source Pump Heating System *Solar Panels

*Driveway Parking for two Cars *Rear Private Garden *Pets Considered

** Please note that the images are for illustrative purposes - specification and layout will be identical with the exception of CGI furnished images **







Key Features

- AVAILABLE EARLY JANUARY
- NEW BUILD 2023
- SEMI-DETACHED HOUSE
- DRIVEWAY PARKING FOR MULTIPLE CARS
- ESTABLISHED POSITION
- FAMILY FRIENDLY
- PRIVATE GARDEN
- PETS CONSIDERED
- ENERGY RATING A
- COUNCIL TAX BAND D

£1,550 PCM