







## Property Description

Discover the perfect starter home in Cornhill Grove, Kenilworth, available with no upward chain involved. This spacious two-bedroom semi-detached property with a good sized private rear garden and ample parking to front of property is situated in a prime location. This home has the convenience of Leyes Lane shops and amenities on your doorstep plus the newly opened Kenilworth School and Sixth form just a short walk away.

## Approach

With attractive frontage leading to ample parking at the side of the property and providing rear access to private rear garden.

Entrance door through to lounge,

## Lounge

12' 8" x 13' 7" ( 3.86m x 4.14m )

Double glazed window to front elevation with radiator below, feature fireplace with electric fire. Stairs rising to first floor and additional double glazed window to front elevation for natural light into stairwell.

## Kitchen/ Diner

12' 7" x 9' 6" ( 3.84m x 2.90m )

Fitted with a range of wall mounted and floor units, stainless steel sink and drainer unit with complimentary wood work surfaces. Kenwood electric hob and oven with extractor hood over, slimline dishwasher and space for fridge freezer. Radiator, space for dining table for four, external door and window to rear elevation.

## Landing

Stairs from lounge with access to loft via ladder.

## Bedroom One

9' 10" x 9' 5" ( 3.00m x 2.87m )

Double glazed window to front elevation, radiator, built in wardrobe and airing cupboard.

## Bedroom Two

6' 9" x 10' 8" to wardrobes (2.06m x 3.25m to wardrobes)

Two double glazed windows to rear, radiator and space for wardrobe.

## Bathroom

White fitted bathroom suite with low level w/c, radiator, bath with shower over and window to side elevation.

## Outside

### Rear Garden

Private rear garden with patio and lawned area, gated side access and garden storage shed with power connected.



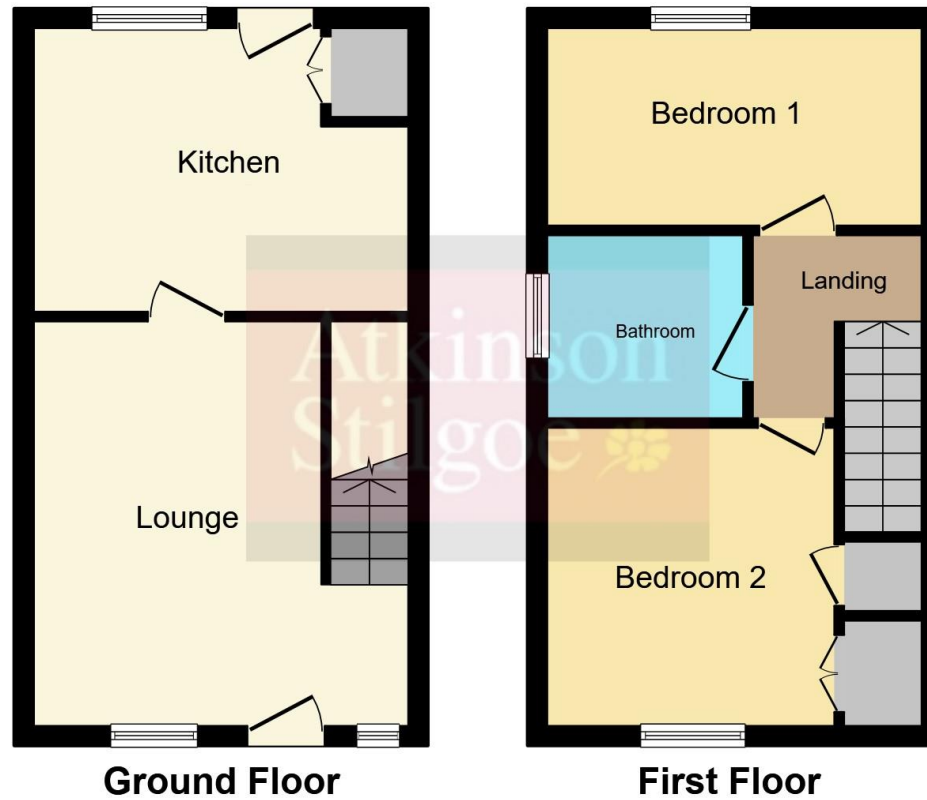












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**EPC Rating: C**

Tenure: Freehold

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