

# Property details **approval form**

18 Sturley Close, Kenilworth, West Midlands, England, CV8 2QX

**Date:** 22 April 2025

**Property Ref and Version:** KEN305237 - 0006

# Selling your home with us!

**Atkinson  
Stilgoe** 

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£280,000

Tenure: Freehold

## ○ Key Features

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- Energy Rating: D
- Bespoke open plan living/ kitchen and dining area
- Freehold
- 2 bedrooms
- Modern bathroom
- 2 parking spaces
- Private enclosed rear garden
- Council tax band B
- Close to local schools and town centre

## ○ Short Description

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A beautifully renovated two bedroom mid-terrace home with secure parking for two and private rear garden in a popular area of Kenilworth, close to local shops and town centre.

## ○ Long Description

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If you are looking for cosy, warm and modern living then look no further than this lovely two bedroom property, re-developed to a very high standard in the heart of Kenilworth.

Upon entering the property you walk into a beautifully designed bespoke open plan living/ dining room kitchen with breakfast bar, fitted kitchen, dining and living area and with a wood floor finish. The dining area is positioned perfectly for views out to your private enclosed rear garden with turf and patio area to front and excellent for entertaining and sitting out on summer evenings. Upstairs there is a modern white suite bathroom with bath and shower facilities, a main double bedroom overlooking the front aspect and a good sized second bedroom, with single built-in wardrobe, ideal for a home office, childrens bedroom or guest room.

Sturley Close is set in a quiet and set back residential location, yet perfect for a short walk or drive to Kenilworth town centre and is also perfectly placed for highly sought after local primary and secondary schools.

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## ○ Directions

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## ○ Agent Note

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## ○ Room Description

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### **Entrance Hall**

Into open plan living area

### **Living Area**

30' 11" x 9' 7" ( 9.42m x 2.92m )

Redesigned and open room with dining room to rear over looking rear garden, breakfast bar and modern fitted kitchen with appliances.

### **Bedroom 2**

8' 1" x 7' 9" ( 2.46m x 2.36m )

Ideal for an office/ study and childrens room, overlooking rear aspect with single built-in wardrobe, double glazing and GCH

### **Garden**

Private enclosed garden with patio to front and rear gated access to allocated parking spaces

### **Bedroom 1**

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

Spacious double bedroom overlooking front aspect with double glazing and GCH

### **Bathroom**

7' 9" x 4' 8" ( 2.36m x 1.42m )

White suite with bath and shower, w/c and wash basin. Including double glazed window to rear aspect at the top of staircase.

### **Front Garden**

Small frontage approaching main door with small turf area either side of pathway

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## ○ Room Description

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## ○ Property Images





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## ○ Property Images





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## ☐ **Property Images**

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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Richard J Goodwin		
Mrs Jessica Newton, Mr Duncan Rhys Newton		