



29, Cornhill Grove  
Kenilworth  
CV8 2QP

**SHELDON  
BOSLEY  
KNIGHT**

Land and Property Professionals



29, Cornhill Grove  
Kenilworth, CV8 2QP

A two bedroom modern style end terraced home, offered with no upward chain. Set near to amenities situated on Leyes Lane. and well regarded Kenilworth Secondary School. Comprising: Living Room, Breakfast Kitchen, Two bedrooms, first floor bathroom with shower over bath. Landscaped rear garden timber store, front garden and driveway to accommodate two cars. Early viewing advised.







#### Living Room

13'7" x 12'7" understairs

#### Breakfast Kitchen

12'7" x 9'6"

#### First Floor Landing

#### Bedroom One (Front)

10'6" to wardrobe x 9'11"

#### Bedroom Two (Rear)

10'7" to wardrobe x 6'8"

#### Bathroom

#### Outside

#### Front Garden

#### Driveway for Two Cars

#### Rear Landscaped Garden

#### Location

##### Kenilworth

Nestled in beautiful Warwickshire countryside, the historic town of Kenilworth has a wonderful central location close to the larger centres of Warwick, Royal Leamington Spa and Coventry and within easy reach of the world-renowned Stratford-upon-Avon, Cotswolds and Birmingham International Airport. The town has fantastic travel links, with its own railway station and direct connections to Coventry and Leamington from where you can join the wider rail network and reach London in a little more than an hour. Kenilworth is perfectly placed to access the wider motorway network of M1, M6, M40 and M42.

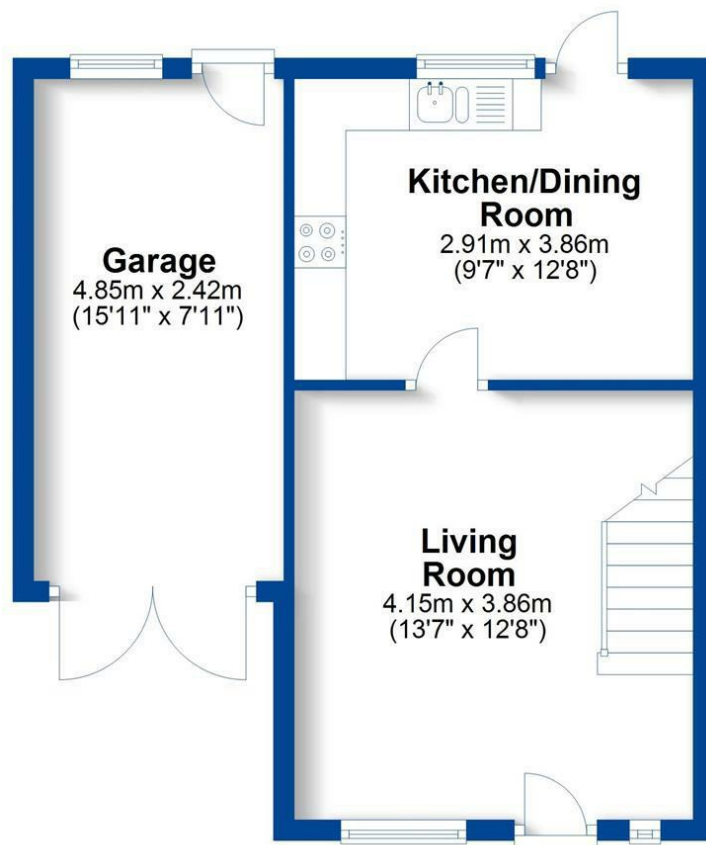
The town is steeped in history going back to Roman times and is home to England's largest ruined castle, the remains of a medieval monastery set in 68 acres of parkland and many buildings of architectural interest.

At its heart is the beautiful 70-acre Abbey Fields, which includes picnic areas, a lake, a leisure centre (outdoor and indoor swimming pools), tennis courts, and a fantastic children's playground. The town is well served by two excellent theatres, the Talisman and the Priory and a plethora of sporting facilities. There are also many superb restaurants, pubs and cafes in this gem of a town. As you might expect from a town of this indomitable quality, there are ample educational establishments providing private and state education at pre-school, primary and secondary levels adding that extra sparkle, by Ofsted standard, to its upcoming citizens



## Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



Total area: approx. 67.5 sq. metres (726.7 sq. feet)

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Leamington Spa**  
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Warwickshire  
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**Stratford-upon-Avon**  
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**Shipston-on-Stour**  
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