

Property details approval form

9 Blackthorn Road, Kenilworth, West Midlands, England, CV8 2DS

Date: 28 July 2026

Property Ref and Version: KEN305526 - 0010

Selling your home with us!

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○ 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

offers over £475,000

Tenure: Freehold

○ Key Features

- Energy Rating: D
- Four bedroom semi-detached family home
- Separate living room and open plan kitchen dining room
- Loft converted top floor bedroom
- Private rear garden with purpose built summer house
- Converted garage providing an additional reception room/annexe
- Driveway parking for several cars
- Chain free
- Opposite a popular primary school and within top secondary school catchments

○ Short Description

A versatile four-bedroom semi-detached home over three floors with an open-plan kitchen–diner, separate living room, loft-converted bedroom, private garden with summer house, converted garage for extra living space, and driveway parking — ideally close to Kenilworth town centre

○ Long Description

A spacious four-bedroom semi-detached home on Blackthorn Road, Kenilworth, arranged over three well-designed floors and ideally positioned opposite a popular primary school, with catchment access to highly sought-after secondary schools. The property is also within easy reach of Kenilworth town centre.

The ground floor offers a separate living room and a bright open-plan kitchen–dining area with a breakfast bar, perfect for family living and entertaining. A convenient cloakroom completes the downstairs layout.

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Across the upper floors are four bedrooms, including a generous top-floor loft conversion providing an excellent additional bedroom or flexible workspace. The main tiled bathroom features a fitted shower cubicle, and the landing includes a useful airing cupboard.

Outside, the home benefits from a private rear garden with a purpose-built summer house/ storage unit , ideal for relaxation or hobbies. The garage has been converted into an additional reception room, offering superb versatility as an annexe, guest room, or home office. To the front, a driveway provides parking for several cars.

This is a superb family home offering space, flexibility, and an excellent location close to schools, green spaces, and local amenities.

○ Directions

○ Agent Note

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○ Room Description

Entrance Hall

Inviting entrance hall with useful understairs storage

Cloakroom

Downstairs wc with wash basin off the main entrance hall

Living Room

Separate spacious living room overlooking front aspect of the property with laminate wood flooring

Kitchen/ Dining Room

Fully tiled open plan kitchen dining room with patio doors to private rear garden, including breakfast bar and integrated appliances consisting of fridge and freezer in addition to cooker and dishwasher

Main Bedroom

Large main bedroom situated on 1st floor with view to front of property with built-in wardrobe space

Bedroom 2

Double 2nd bedroom situated on 1st floor with view to rear aspect of property with garden views in addition to single built-in wardrobe space

Bedroom 3

Single bedroom situated on 1st floor overlooking front aspect of property, ideal as a children bedroom and/or office and study space

Top Floor Bedroom

(Eaves restriction) Converted from loft with velux windows, wash basin, useful eaves storage on both sides, perfect as an additional guest room or storage space.

Main Bathroom

3-piece white suite with shower cubicle, wash basin and wc situated on 1st floor

Rear Garden

Private rear garden consisting of patio and shingle in addition to decking area. The garden includes a purpose-built summer room/ storage.

Converted Garage

Garage conversion into additional storage facility or alternatively office space or ideal as a guest room/ annexe

Driveway

Driveway parking for several cars

Buyer Aml Payments

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○ Room Description

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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○ Room Description

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○ Property Images



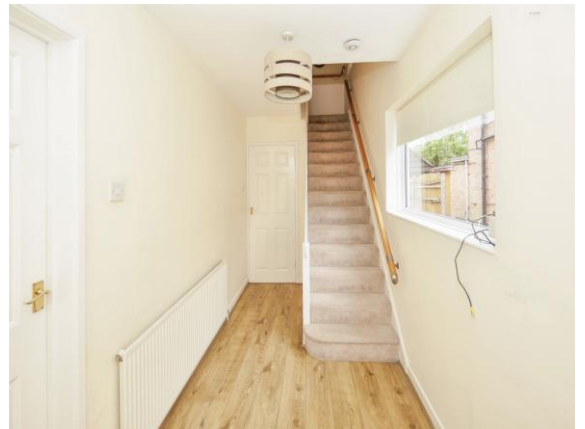
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☐ **Property Images**

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Floor Plan



Total floor area 139.5 m² (1,501 sq.ft.) approx
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.propertybox.io



Approval

Signature		Date
Richard J Goodwin		
Mr I.J. Walters		