



## 4 Clarendon Mews Clarendon Road, Kenilworth, CV8 1HQ

\*\*\* AVAILABLE NOW - CLOSE TO TRAIN STATION - GARAGE INCLUDED \*\*\*

This fabulously situated three-storey modern townhouse is just a short walk from the town centre, offering convenient access to the train station, major bus routes, and quick access to the A46.

The ground floor features a separate, well-equipped utility room with an integrated washing machine and freezer, along with a WC and cloakroom. There is also a generous integral single garage, complete with power, lighting, and an electric roller door.

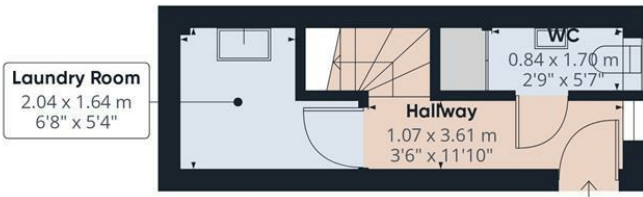
To the first floor: a generous open-plan living/dining room. This expansive space lends itself to both relaxing and entertaining. There is also a modern kitchen with integrated appliances (including an under-counter fridge and dishwasher), alongside the bright and spacious living/dining area.

To the second floor: two well-proportioned double bedrooms, each benefiting from an en-suite—one with a shower room and the other a bathroom with a full suite, including a shower over the bath.

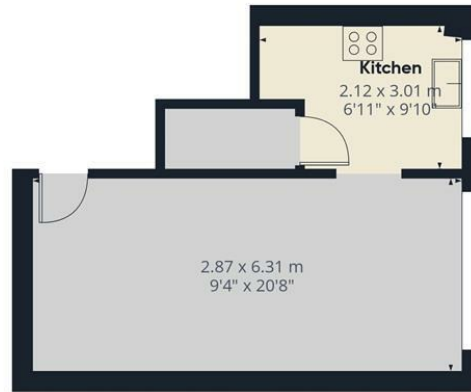
With residents' permit parking and an integral garage, this property is offered unfurnished. Council Tax Band D. Energy Rating C.

- AVAILABLE NOW
- Kenilworth
- Two Bedrooms, Two Bathrooms
- Townhouse
- Excellent Commute Access
- Waking Distance to Train Station
- Close to Town Centre
- Modern Home with Integral Garage
- Council Tax Band D
- Energy Rating C

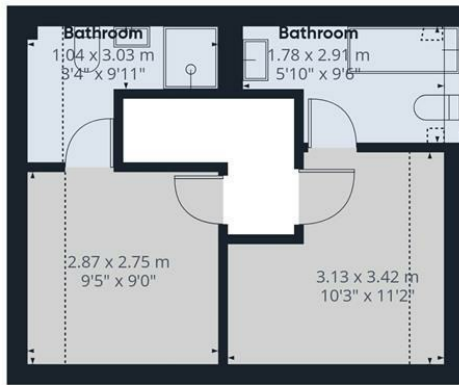
**£1,100 PCM**



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

64.3 m<sup>2</sup>  
690 ft<sup>2</sup>

**Reduced headroom**

4.3 m<sup>2</sup>  
46 ft<sup>2</sup>

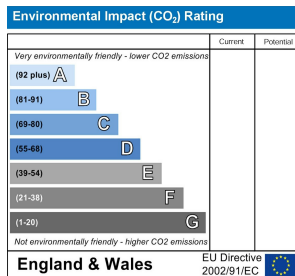
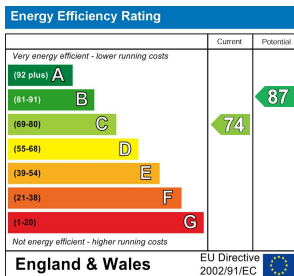
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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