

Property details approval form

6 Wilkshire Road, Kenilworth, West Midlands, England, CV8 1NA

Date: 06 February 2026 Property Ref and Version: KEN305351 - 0004

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 £400,000

Tenure: Freehold

○ Key Features

- Energy Rating: B
- Three-bedroom semi-detached home
- Driveway parking
- Spacious living room and separate kitchen
- South facing private rear garden.
- Excellent residential location
- Close to local primary and secondary schools
- A very short drive to Kenilworth town centre
- No upward chain

○ Short Description

A three-bedroom semi-detached home on Wilkshire Road with driveway parking, a separate living room, spacious kitchen opening to a private rear garden, cloakroom and a main bathroom. Ideally located close to Kenilworth town centre, the Warwickshire health spa and well-regarded local schools.

○ Long Description

Set on the ever-popular Wilkshire Road, this stylish three-bedroom semi-detached home offers modern family living in a superb Kenilworth location and is offered with no onward chain for a smooth and straightforward move. First occupied in 2022, the property forms part of a small, exclusive development that cannot be expanded, giving it a settled, low-density feel that will remain unchanged.

The home welcomes you with driveway parking and a bright, contemporary interior. A separate living room provides a cosy retreat, while the spacious kitchen opens directly onto a private, south-facing garden - a real sun trap and perfect for entertaining, family time, or relaxed summer evenings. A convenient downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom featuring both bath and separate shower facilities, ideal for busy households.

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The location truly shines. Positioned on the edge of Kenilworth, the property enjoys easy access to the town centre, the Warwickshire Health Spa and gym, and a range of local amenities, while also offering immediate access to beautiful countryside walks right on your doorstep. Adding to the charm, Kenilworth Cricket Club is close by, delivering the rare appeal of village cricket in a town setting.

With excellent proximity to well-regarded primary and secondary schools, this home is perfectly suited to families seeking a friendly neighbourhood, strong school catchments,

Directions

Agent Note

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○ Room Description

Entrance Hall

Spacious entrance leading to

Lounge

Spacious living area overlooking front aspect

Kitchen/ Diner

Open plan kitchen/ diner with French doors with access to garden

Cloakroom

Bedroom 1

Double bedroom overlooking front aspect of property with plenty of space for home furnishings.

Bathroom

3- piece bathroom with bath, shower over, w/c and wash basin

Bedroom 2

Spacious second bedroom overlooking rear aspect

Bedroom 3

Single bedroom overlooking rear aspect, ideal for children's room or office

Garden

Private south facing rear garden

Driveway

Driveway parking for 2 cars in addition to unrestricted on-road parking including convenient lay by access for visitors to the estate

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○ Room Description

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○ Property Images

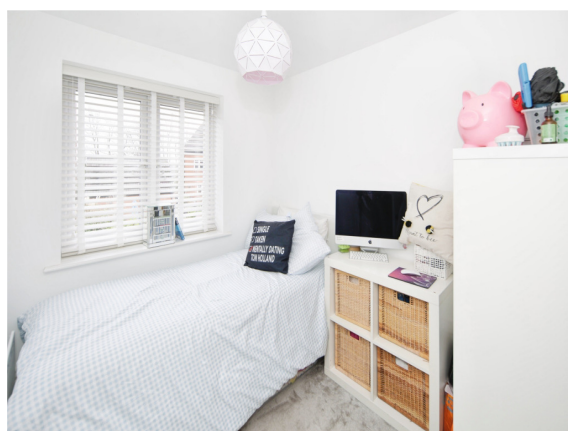


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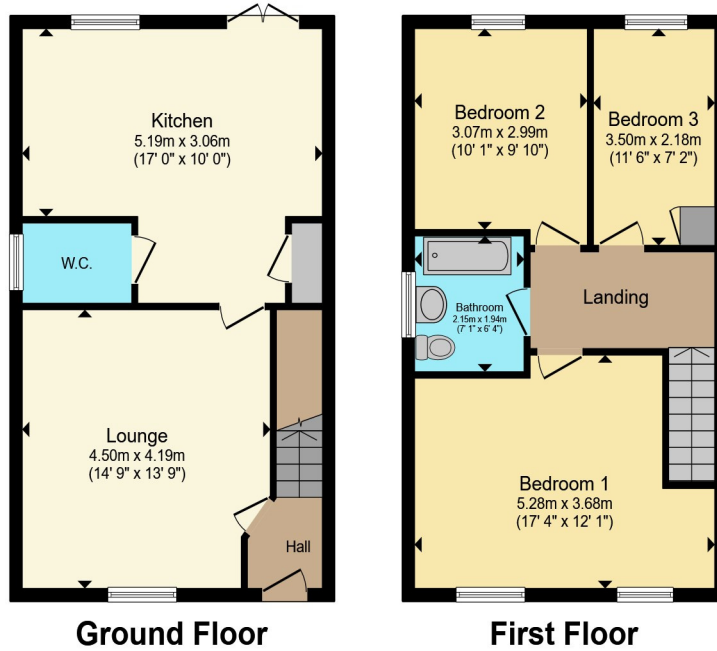
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○ Floor Plan



Total floor area 93.8 m² (1,009 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

	Signature	Date
Richard J Goodwin		
Miss J.E. Hood		