



Broadgate, Kenilworth, CV8 2UR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 4TH SEPTEMBER *** Three Bedroom Family home located to the east side of Kenilworth, on the desirable Glasshouse Lane. The perfect location for commuters with easy access to the A46 and M40. Stoneleigh View enjoys beautiful countryside views whilst being less than a mile and a half to the centre of town. Less than 5 miles from Coventry and just 6 miles from both Warwick and Leamington Spa. Short distance from Kenilworth railway station, offering services to Coventry and Leamington Spa.

This new build home as of 2024 comprises in brief: Entrance Hall with guest WC. Living room to front elevation which is carpeted throughout. Breakfast kitchen with direct access to the rear private garden, space for own fridge/freezer, washing machine and dishwasher (these are NOT included).

To the first floor: Three exceptionally well-proportioned double bedrooms and family bathroom with full suite including shower over bath.

Rear private garden is mainly laid to lawn with now established turf with small patio area and side access. With tandem parking to the side of the property this home is offered UNFURNISHED. Energy Rating A. Council Tax Band D.

*Heat Source Pump Heating System *Solar Panels
*Driveway Parking for two Cars *Rear Private Garden *Pets Considered





Key Features

- AVAILABLE 4TH SEPTEMBER
- NEW BUILD 2024
- KENILWORTH, OFF GLASSHOUSE LANE
- 3 BEDROOM FAMILY HOME
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING FOR 2 CARS
- EXCELLENT COMMUTE ACCESS
- AIR SOURCE HEATPUMP
- EPC A
- COUNCIL TAX D

£1,565 PCM