

Property details approval form

167 Clinton Lane, Kenilworth, West Midlands, England, CV8 1BA

Date: 28 July 2026

Property Ref and Version: KEN305592 - 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

£375,000

Tenure: Freehold

○ Key Features

- Energy Rating: D
- Three-bedroom semi-detached family home
- Sought-after Clinton Lane location
- Close to Priors Field Primary School
- Open-plan living and dining area
- Private landscaped rear garden
- Walking distance to Kenilworth Castle and town centre
- Ideal family home in a prime residential setting

○ Short Description

Three-bedroom semi-detached home on sought-after Clinton Lane, opposite Priors Field School and within walking distance of Kenilworth Castle and the town centre, with driveway, garage and private landscaped garden.

○ Long Description

This well-presented three-bedroom semi-detached family home enjoys an enviable position on the highly sought-after Clinton Lane, offering spacious and versatile accommodation ideally suited to modern family living.

The property is approached via a driveway providing ample off-road parking and benefits from a detached garage. Internally, the accommodation comprises a welcoming entrance hall leading through to a generous living room which flows seamlessly into a separate dining area, creating an excellent open-plan family and entertaining space. A separate fitted kitchen overlooks the rear garden and provides practical day-to-day functionality.

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To the first floor are three well-proportioned bedrooms, including two comfortable double bedrooms and a further single bedroom, ideal as a child's room, nursery or home office. The family bathroom is fitted with a modern suite and benefits from both bath and shower facilities.

Outside, the property enjoys a beautifully landscaped and private rear garden, offering an ideal setting for outdoor dining, family activities and relaxation.

The location is a particular highlight, being situated directly opposite the highly regarded Priors Field School, making it an exceptional choice for families. Kenilworth Castle and its historic grounds are just a short stroll away, whilst Kenilworth town centre, with its excellent range of shops, cafés, restaurants and amenities, is also within easy walking distance.

○ Directions

○ Agent Note

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○ Room Description

Approach

Off the main road and close to Priorsfield primary school leading to single driveway with shingle laid frontage to front door.

Entrance Hall

Inviting entrance hallway straight through to kitchen with main reception room to the left at entrance in addition to understairs storage space

Living/ Dining Room

Two part living/ dining room with views to front and rear of property. To the front, a light and spacious living area with gas effect fire and to the rear, with partial level separation a dedicated dining and family area with views to private rear garden

Kitchen

Modern white kitchen with shaker style cupboards, induction hob, dishwasher and space for household utilities including dishwasher with views to private rear garden and side door access to garage

Landing

Leading to all bedrooms with loft access and storage in addition to additional storage cupboard

Main Bedroom

Spacious main bedroom overlooking front aspect of the property

Bedroom 2

Double bedroom overlooking rear aspect of property into garden

Bedroom 3

Single bedroom overlooking front aspect of the property. Ideal as a children's bedroom and/or office and study space

Main Bathroom

3-piece bathroom with bath and shower facilities, wc and wash basin with window to rear and radiator heating

Rear Garden

Private rear garden with patio to front and well kept lawn with borders in addition to a useful greenhouse

Driveway

Single track driveway for 1/2 cars in addition to shingle frontage ideal for additional parking or alternatively a lovely sitting area

Garage And Carport

A covered carport and single garage to the rear of the property, ideal for household storage or alternatively a working area.

Buyer Aml Payments

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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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○ Property Images



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○ Property Images



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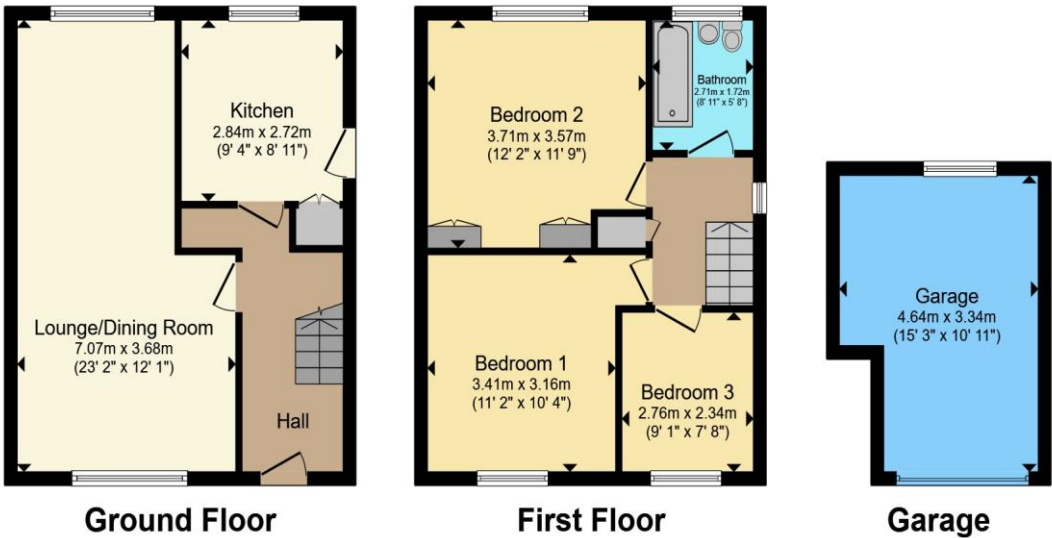
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☐ **Property Images**

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Floor Plan



Total floor area 91.4 m² (984 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		
Mrs S.F. Weller		