

Property details approval form

4 Windmill Close, Kenilworth, West Midlands, England, CV8 2GQ

Date: 04 February 2026 Property Ref and Version: KEN305417 - 0011

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

£425,000

Tenure: Freehold

○ Key Features

- Energy Rating: D
- Three-bedroom detached home in Windmill Close
- Spacious open-plan living area through to Dining room
- Garden Room overlooking private rear garden.
- Driveway, Garage and front lawn
- Development/ refurbishment opportunity
- Close to local schools and Kenilworth town centre
- Private rear garden with patio and lawn

○ Short Description

A well-located three-bedroom detached family home with open-plan living, garden room, private rear garden, driveway and garage, close to schools, the town centre and countryside walks.

○ Long Description

Nestled in the sought-after Windmill Close area in Kenilworth, this attractive three-bedroom detached home offers generous living space, a practical layout and a wonderfully private setting close to excellent schools, the town centre and beautiful countryside walks.

A welcoming entrance porch leads into a bright hallway, setting the tone for the spacious accommodation throughout. The open-plan living room provides an inviting space for relaxation, flowing seamlessly through an elegant archway into the dining room. From here, double doors open into a charming garden room, perfectly positioned to enjoy views of the mature rear garden all year round.

The separate kitchen offers ample storage and worktop space, complemented by a useful utility room with direct access to the rear garden. A side door also provides convenient entry to the driveway and garage. A downstairs cloakroom completes the ground floor.

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Upstairs, the property features three well-proportioned bedrooms. The main bedroom and second bedroom both benefit from built-in wardrobes, while the family bathroom includes a bath and separate shower.

Outside, the private rear garden is a peaceful retreat, featuring a patio ideal for outdoor dining and a lawn bordered by established planting. The front of the property offers a driveway, garage and a neat front lawn.

With its excellent location and versatile living spaces, this home is perfectly suited for families and those looking for a quiet retreat.

○ Directions

○ Agent Note

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○ Room Description

Entrance Porch

Cloakroom

Off the main hallway with wc and wash basin

Living Room

Very spacious living area overlooking front aspect of property leading through to dining area through arch way

Dining Area

Open from living room and off kitchen and leading through to conservatory/ garden room overlooking private rear garden

Conservatory/ Garden Room

Lovely area for relaxing and looking out to private rear garden

Kitchen

Separate kitchen overlooking rear aspect of property

Utility Room

Off the main kitchen with side door access to driveway leading to garden and front of property

Main Bedroom

Spacious main bedroom with built in wardrobe space overlooking front aspect of property

Bedroom 2

Double bedroom with built in wardrobe space, light and spacious overlooking rear aspect of property

Bedroom 3

Third bedroom overlooking front aspect of property with built in wardrobe space, ideal as a guest bedroom and/or office space

Family Bathroom

3- piece family bathroom with bath and shower facilities including wc and wash basin

Loft Space

Boarded loft space ideal for additional storage

Front Garden

Small front garden adjoining driveway

Driveway

Driveway parking for several cars

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○ Room Description

Garage

Purpose built garage

Private Rear Garden

South facing garden with patio area to front and turf including side access

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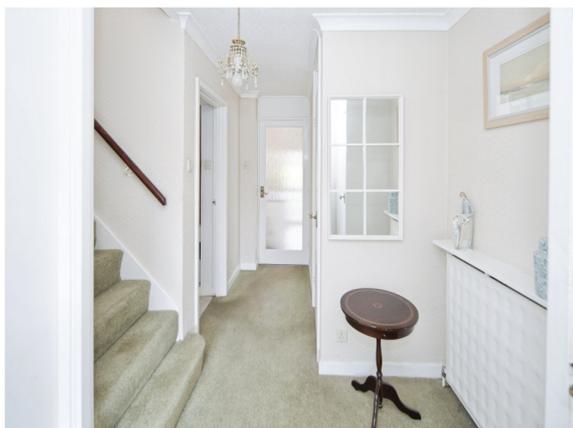
○ Room Description

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○ Property Images



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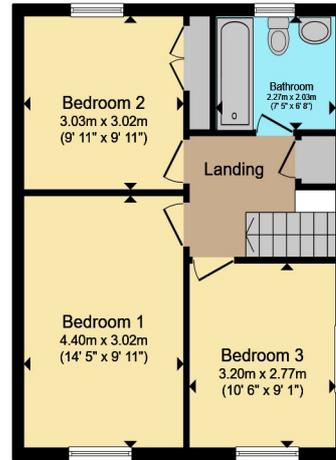
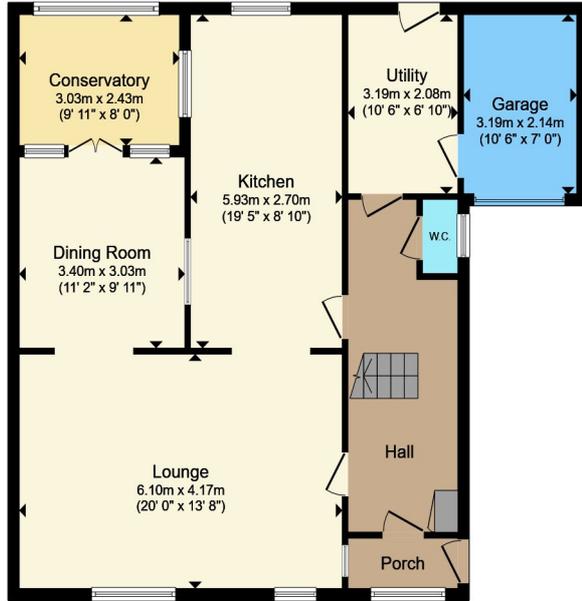
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○ Floor Plan



Total floor area 136.9 m² (1,473 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		
Mr G.S. Oliver		