

Property details approval form

16 Martin Drive, Kenilworth, West Midlands, England, CV8 2LR

Date: 19 May 2026

Property Ref and Version: KEN305217 - 0015

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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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

£600,000

Tenure: Freehold

○ Key Features

- Energy Rating: B
- Detached four bedroom family home set across three floors
- Two en suites, principle bathroom and downstairs cloakroom
- Driveway for two cars and fully electric garage
- Attractive and private south facing rear garden with patio
- Freehold
- Large open plan kitchen/ dining room
- Reception hall with cloakroom, utility room and additional storage
- Warwick District council tax band F

○ Short Description

A beautiful, detached and spacious four bedroom family home with driveway parking and garage, three bathrooms in addition to downstairs cloakroom with picturesque landscape rear garden, within walking distance to local shops and a short drive to Kenilworth town centre.

○ Long Description

An immaculately presented four bedroom family home with bespoke design throughout, ideal for families looking for a quiet location just a short drive from Kenilworth Town centre.

From the entrance hall you have a cloakroom with w/c, a separate fitted utility cupboard and additional storage. The living room, both light and spacious, is the perfect room for family time. The centre piece of this property is an open plan kitchen/ dining room offering a modern fully integrated kitchen with large dining area and french doors leading to a private rear garden and patio area. A perfect space for dining, entertaining guests, socialising or just enjoying some quiet time together.

There are four double bedrooms, set across two floors upstairs. On the first floor the principal bedroom is very spacious with contemporary design and en suite bathroom, separate shower cubicle and casting excellent natural light throughout the day. There are two additional bedrooms set on the first floor, generous in size and ideal for family bedrooms, guest room or an

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office space. The top floor en suite bedroom with four mirrored door wardrobe space and veluxe windows is also double in size and has additional loft space storage.

Martin Drive is a fantastic and secure location, ideal for family living. It is close to local, highly sought after schools, close to local shops, including the town centre as well as Kenilworth Common for those who enjoy a walk in the countryside.

Directions

Agent Note

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○ Room Description

Entrance Hallway

High quality laid flooring with cloakroom and w/c, separate built-in utility cupboard and understairs storage.

Living Room

17' 8" x 11' 2" (5.38m x 3.40m)

Spacious in size overlooking the front aspect of the property with top quality carpet, two radiators and double glazed windows.

Open Plan Kitchen Dining Room

20' 3" x 13' 10" (6.17m x 4.22m)

Fully integrated kitchen with high quality flooring including induction hob, fridge and freezer as well as dishwasher. A spacious dining area with view and access to rear garden through double french doors.

Dining Area

13' 10" x 9' 7" (4.22m x 2.92m)

Dining area (open plan) to kitchen overlooking private rear garden with french doors.

Main Bedroom (first Floor)

14' 8" x 11' 1" (4.47m x 3.38m)

Double bedroom with ample wardrobe space, radiator double glazing, ample powerpoints and en suite overlooking rear aspect.

En Suite To Main Bedroom

7' 7" x 7' 10" (2.31m x 2.39m)

White 3 piece en suite with window to rear aspect, radiator and extractor fan.

Bedroom 2 (first Floor)

10' 5" x 9' 11" (3.17m x 3.02m)

Additional double bedroom with built-in wardrobes, radiator and double glazed window, over looking front aspect.

Bedroom 3 (first Floor)

9' 5" x 7' 3" (2.87m x 2.21m)

An ideal room for guests and perfect for a home office/ study room with radiator and double glazing, overlooking the front aspect.

Main Bathroom (first Floor)

12' 7" x 8' 10" (3.84m x 2.69m)

4 piece white suite with separate shower cubicle, bath, wash basin and w/c including heated towel rail, extractor fan and double glazed window.

Top Floor Bedroom

17' 10" x 10' 4" (5.44m x 3.15m)

En suite double bedroom with two veluxe windows plus one in en suite. Four mirrored sliding door wardrobe space and additional storage into the wardrobe and eaves. Further loft space is available at the top of the stairs. With double glazing to the rear of the property.

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○ Room Description

Top Floor En Suite

10' 10" x 8' 2" (3.30m x 2.49m)

3 piece en suite with velux window, heated towel rail and extractor fan.

Garage

Single garage adjoining property with side access from private garden including full electrics and exposed timberframe roof for additional storage.

Garden

South facing private rear garden including two patio areas and turf. Side access to garage.

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○ Room Description

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○ Property Images



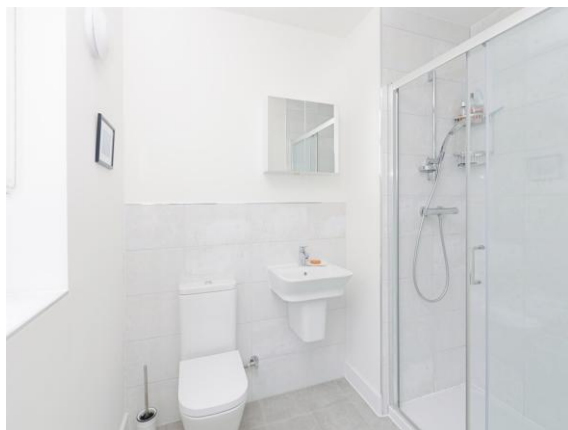
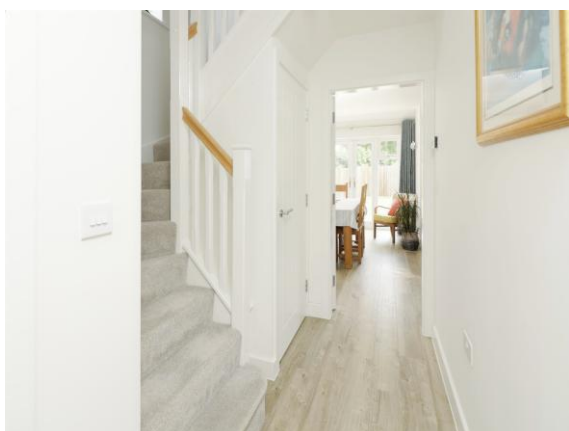
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○ Floor Plan



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.focalagent.com

○ Approval

	Signature	Date
Richard J Goodwin		
Mr W.S. Devitt		