



Broadgate, Kenilworth, CV8 2UR

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE EARLY JULY - NEW BUILD 2024 *** A beautifully presented three-bedroom family home situated on the eastern side of Kenilworth, just off the highly sought-after Glasshouse Lane.

The property is ideally located for convenient travel, with excellent transport connections nearby. Kenilworth railway station provides regular services to Coventry, Leamington Spa, and Birmingham. For those travelling by car, the A46 and M40 offer easy access to the wider motorway network, while Birmingham International Airport is within a short drive –ideal for both business and leisure.

The area is particularly attractive for families, benefiting from a selection of well-regarded schools, including the highly rated Kenilworth School and Sixth Form. It is also within close proximity to leading universities such as Warwick and Coventry, making it a great choice for students and academics alike.

Internally, the property briefly comprises: an entrance hallway with guest cloakroom, and a spacious open-plan living/kitchen area. The dining space is positioned to the front, complemented by a stylish kitchen with central island. Patio doors from the living area open directly onto a private rear garden.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom complete with a full suite and shower over the bath. Additional storage is available from the landing cupboard.

Further benefits include:
Air source heat pump heating system
Solar panels
Driveway parking for two cars
Private rear garden
Pets considered

Energy Rating: A. Council Tax Band: D. Offered unfurnished.







Key Features

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

£1,625 PCM