

Property details approval form

8 Bridge Street, Kenilworth, West Midlands, England, CV8 1BP

Date: 27 July 2026

Property Ref and Version: KEN305593 - 0007

Selling your home with us!

Atkinson
Stilgoe 

○ 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

offers over £400,000

Tenure: Freehold

○ Key Features

- Energy Rating: E
- Charming two-bedroom terraced character cottage
- Prime Bridge Street location
- Stunning views across Abbey Fields
- Private gated front lawned garden with seating area
- Kitchen dining room enjoying Abbey Fields views
- Short walk to Kenilworth town centre and Abbey Fields sports complex
- Excellent access to countryside walks and University of Warwick

○ Short Description

Charming two-bedroom character cottage on sought-after Bridge Street, with stunning Abbey Fields views, private gated front garden, fireplace, kitchen dining room, en suite bathroom and a shower room. Ideally located within walking distance of Kenilworth town centre and countryside walks.

○ Long Description

A charming Grade 2 listed two-bedroom end terrace character cottage situated on the highly desirable Bridge Street, enjoying stunning views across Abbey Fields and just a short walk from Kenilworth town centre.

The property is approached via a private gated front lawned garden with a seating area, well-maintained borders and pathway leading to the front door. Inside, the accommodation features a characterful living room with exposed beams and a flame effect gas fireplace, together with a kitchen dining room offering delightful views across Abbey Fields and benefiting from ample storage cupboards.

The first floor comprises two double bedrooms, small airing cupboard and access to a useful loft space.

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A rare opportunity to enjoy countryside walks and recreational grounds on your doorstep whilst remaining within easy reach of Kenilworth's excellent amenities and University of Warwick.

○ **Directions**

○ **Agent Note**

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○ Room Description

Approach

Gated access with pathway leading to front door surrounded by well kept borders through to sitting area overlooking Abbey Fields

Entrance Hall

Small entrance hall with access leading to living room and kitchen dining room in addition to downstairs shower room

Living Room

Character filled living room with exposed beams, fireplace and double glazed patio door with views to the front. A separate small hallway leads to upstairs. To the left is a tall glazed roofed storage cupboard, ideal as small study, utility or useful storage cupboard for household belongings.

Kitchen/ Breakfast Room

Open style kitchen/ breakfast room with AGA Rayburn cooker, Belfast sink with hand built storage cupboards either side and Welsh slate floor.

Main Bedroom

Double bedroom with ample built-in wardrobe space, exposed beams, small open feature fireplace, character features and views to front aspect of property.

En Suite

En suite bathroom with bath and shower attachment, wc and wash basin

Bedroom 2

Generously sized bedroom overlooking front aspect of the property with feature fireplace

On Street Parking

Parking options are available in the neighbouring streets and Abbey fields car park where permits are available. Speak to agent with regards to current parking arrangements

Front Garden

Privately enclosed front with sitting area, perfect for enjoying summer evenings and watching the world go by.

Buyer Aml Payments

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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○ Room Description

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○ Property Images



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☐ **Property Images**



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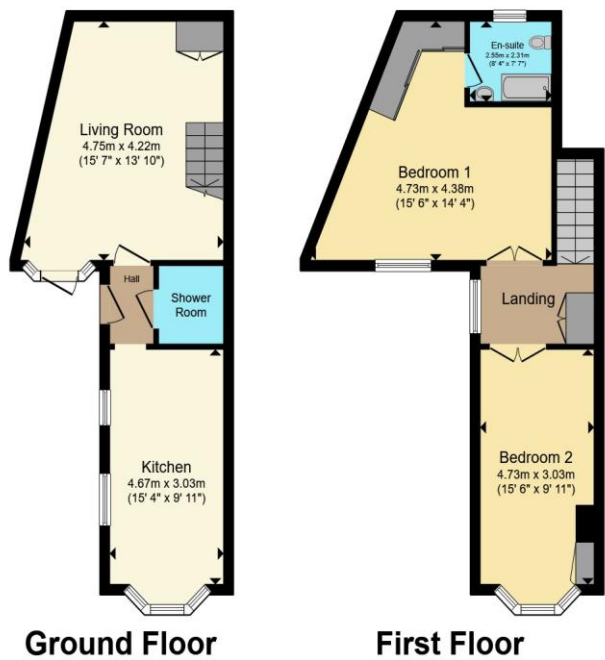
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☐ **Property Images**

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Floor Plan



Total floor area 87.8 m² (946 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		
Ms D. Elliott		