



32 Cornhill Grove | Kenilworth | CV8 2QP

A great opportunity to purchase a recently improved and well-planned two-bedroom house, ideal for first-time buyers, investors or anyone looking for an easy to maintain home. A few steps away from the front door there is also a very attractive, recently landscaped garden and car parking for two cars. Located in a popular cul-de-sac close to local amenities, shops, and well-regarded schools, this delightful property features a refitted kitchen, a spacious lounge/diner and a modern first-floor bathroom. Additional benefits include central heating and double glazing.

£265,000

- Two Bedrooms
- Allocated Parking for Two Cars
- Attractive Recently Landscaped Garden
- Popular and Convenient Location



Property Description

DOOR TO

ENTRANCE HALL

With laminate flooring and radiator.

FITTED KITCHEN

9' 8" x 7' 2" (2.95m x 2.18m)

Having been refitted with a range of modern white gloss units comprising cupboards and drawer units with quality formed worksurfaces over. Inset single drainer sink unit, integrated Hot Point four ring electric hob with built-in oven below, space for fridge freezer and space and plumbing for automatic washing machine, wall mounted Intergas central heating boiler and complimentary tiling. The kitchen also benefits from attractive, dual aspect windows.

LOUNGE/DINER

13' 5" x 13' 1" (4.09m x 3.99m)

With laminate flooring, radiator and stairs to first floor.

LANDING

With access to roof space.

BEDROOM ONE

9' 5" x 9' 9" (2.87m x 2.97m)

With radiator and built in wardrobes.

BEDROOM TWO

9' 1" x 6' 6 (Exc wardrobes)" (2.77m x 1.98m)

Having laminate flooring, radiator, built in wardrobe and shelving storage cupboard.

BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m)

Fitted with a modern white suite comprising pedestal wash basin, low level w/c, panelled bath with glazed side screen and 'Mira' shower over. Complementary tiled walls and radiator.

OUTSIDE

DRIVEWAY AND GARDEN TO THE FRONT

Shared driveway with two allocated car parking spaces and attractive area of lawn, trees and shrubs.

GARDEN TO THE REAR

This property boasts an attractive, recently landscaped, generously sized garden with porcelain tiled patio, central lawn area, beautiful raised bed borders and pergola.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

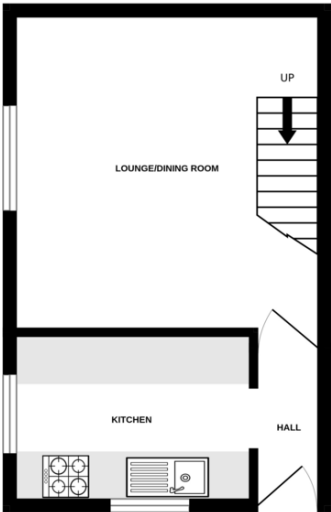
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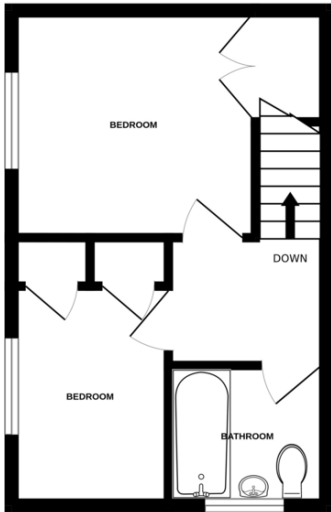
W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



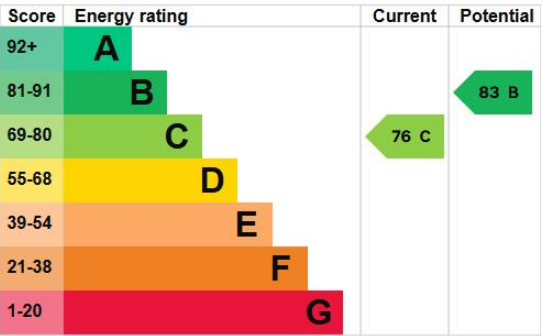
1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.
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This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.