



1 Cornhill Grove | Kenilworth | CV8 2QP

£295,000

Early viewing recommended for this well-planned two bedroom semi-detached home occupying an attractive corner plot, offering ample off-road parking, double-gated access to a detached garage and an enclosed private garden. The property benefits from gas central heating and double glazing and features a spacious and bright lounge, good-sized kitchen/dining room, modern bathroom and two bedrooms. Ideally situated in this popular and convenient location close to excellent local schools, shops and bus services.

- Attractive Corner Plot Position
- Detached Garage & Off Road Parking
- Two Bedrooms
- No Upward Chain
- Popular and Convenient Location



Property Description

Composite Front Entrance Door to:

ATTRACTIVE LOUNGE

13' 6" x 12' 7" max (4.11m x 3.84m)

With feature wall mounted coal effect electric fire, telephone and broadband connection points, tv aerial connection, radiator and useful understairs storage space.

KITCHEN/DINING ROOM

12' 7" x 10' 0" (3.84m x 3.05m)

Having a range of cupboard and drawer units with formed work surfaces over. Inset single drainer sink unit with mixer tap over. Further range of matching wall mounted cupboards and tall larder cupboard. Tiled splashbacks, wall mounted gas fired central heating boiler, space for electric cooker, space for dining table and chairs and further kitchen appliances. Double glazed window and door leading out to the rear patio area and garden.

FIRST FLOOR LANDING

With central heating thermostat, smoke detector and access point to loft space via pull down loft ladder.

BEDROOM ONE

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

With radiator, built in double wardrobe and further built in large storage cupboard.

BEDROOM TWO

12' 7" x 6' 7" (3.84m x 2.01m)

With rear garden views and radiator.

BATHROOM

Being fitted with a modern white suite comprising pedestal wash hand basin, low level w/c and panelled bath with curtain, rail and mains fed shower over. Part tiled walls in complementary ceramics, display cabinet, chrome heated towel rail/radiator and extractor fan.

OUTSIDE

FRONT GARDEN AND PARKING

The front garden has been laid with stone chippings to provide ample off road parking. Double gates and pathway at the side of the property lead to:

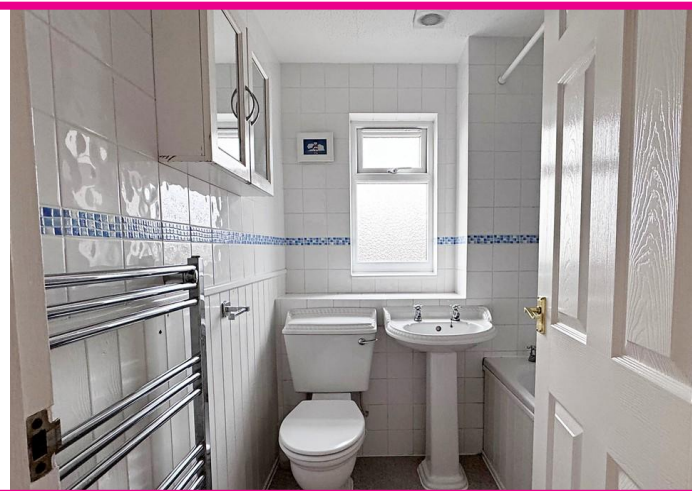
DETACHED GARAGE

16' 7" x 9' 2" (5.05m x 2.79m)

With 'up and over' door to front, light and power and personal door to rear garden.

REAR GARDEN

There is a private and neatly laid out rear garden being mainly block paved for ease of maintenance. Timber fencing and hedging form the boundaries. Timber garden shed.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be C.

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

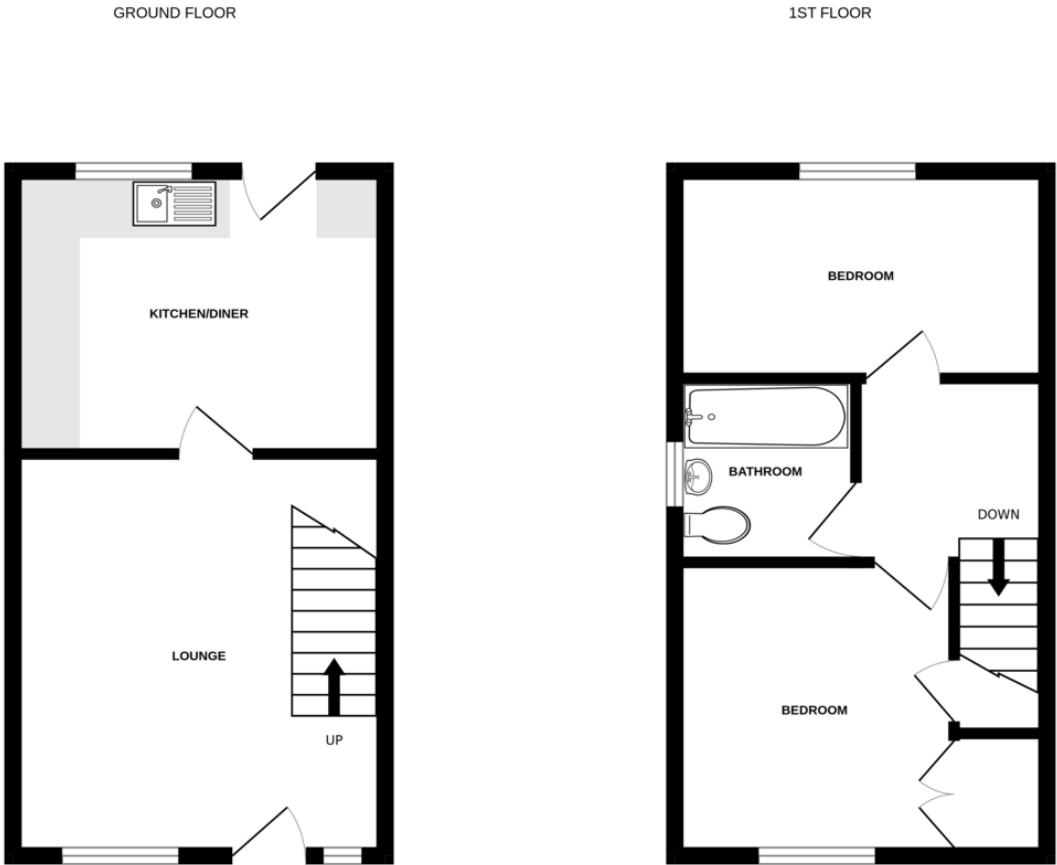
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A(best) to G(worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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