



**6 Castle Grove  
Kenilworth  
Warwickshire  
CV8 1NF**

**Offers in Excess of £700,000**

**bettermove**

# Castle Grove

## Kenilworth

Bettermove are proud to present this 4 bedroom semi-detached house in Kenilworth.

The property benefits from double glazing, and gas central heating throughout, with two parking spaces available, one to the side and one to the rear of the property, as well as allocated visitor parking.

The council tax band is D.

The interior of this period property comprises a spacious living room and sitting room with original fireplaces, alongside a farmhouse-style kitchen/diner with French doors opening to the garden and a utility room on the ground floor. The upper floors consist of four double bedrooms and a family bathroom, with additional shower room facilities. The exterior boasts a private front garden with lawn and paved seating area, perfect for enjoying the summer months. To the rear, the property benefits from an enclosed walled courtyard garden providing a further low-maintenance outdoor space.

Located in the popular town of Kenilworth, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Kenilworth Train Station, a variety of local bus routes, and quick access to the M40.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR



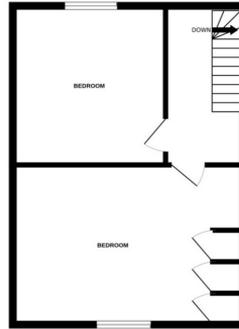
1ST FLOOR



2ND FLOOR



3RD FLOOR



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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