



JULIE PHILPOT
RESIDENTIAL

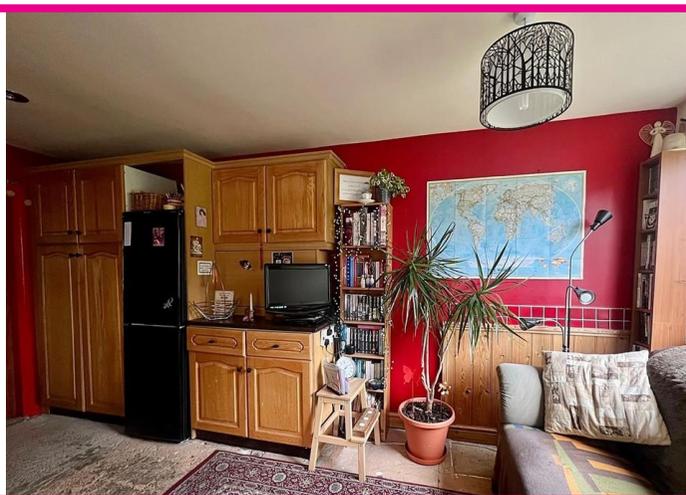


50 Whitemoor Road | Kenilworth | CV8 2BP

A super development/renovation and modernisation opportunity for cash buyers only as the property does require repair and stabilisation work. This is a detached house with three first floor bedrooms, extended ground floor accommodation, driveway parking and a large garden. The location is ideal for the train station, town centre, shops, parks and schools for all ages.

Offers In Region Of £300,000

- Development Opportunity
- Four Bedrooms
- Generous Size Plot
- Modernisation Needed



Property Description

Entrance Hall

With radiator, storage recess downstairs and additional storage space plus staircase to first floor.

Lounge /Diner

8.38m x 3.66m (27'6" x 12'0")

A large room with brick built fireplace and chimney breast, bay window and radiator.

Kitchen/Breakfast Room

4.95m x 5.00m (16'3" x 16'5")

Having been extended to provide plenty of space for dining table and chairs plus other lounge style furniture. There is an extensive range of cupboard and drawer units and wall units, space and plumbing for dishwasher, four ring gas hob having grill above, extractor and electric wall mounted oven. Space for tall fridge/freezer and side entrance door.

Ground Floor Bedroom Four

5.08m x 2.92m (16'8" x 9'7")

With radiator, patio door to rear garden, built in storage cupboard with plumbing for washing machine and door to cloakroom/en-suite w.c. with wash basin and tiling.

First Floor Landing

Having large walk in storage cupboard being shelved and housing wall mounted Worcester gas boiler.

Bathroom

With panelled bath, Triton electric shower over, pedestal wash basin, concealed cistern w.c., extractor fan and wall tiling.

Bedroom One

3.51m x 3.12m (11'6" x 10'3")

A double room to the front of the property with radiator.

Bedroom Two

3.76m x 3.15m (12'4" x 10'4")

A second double in the middle of the house with garden view and radiator.

Bedroom Three

3.51m x 2.54m (11'6" x 8'4")

The third bedroom on the first floor with radiator.

Outside

Driveway Parking

There is driveway parking to the front of the property.

Front

There is a dwarf wall to the front forming the front boundary.

Rear Garden

The rear garden is generous in size with a large patio and an area of lawn. The garden is part of an overall generous plot size. Timber Shed.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy rating and score

This property's energy rating is D. 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		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

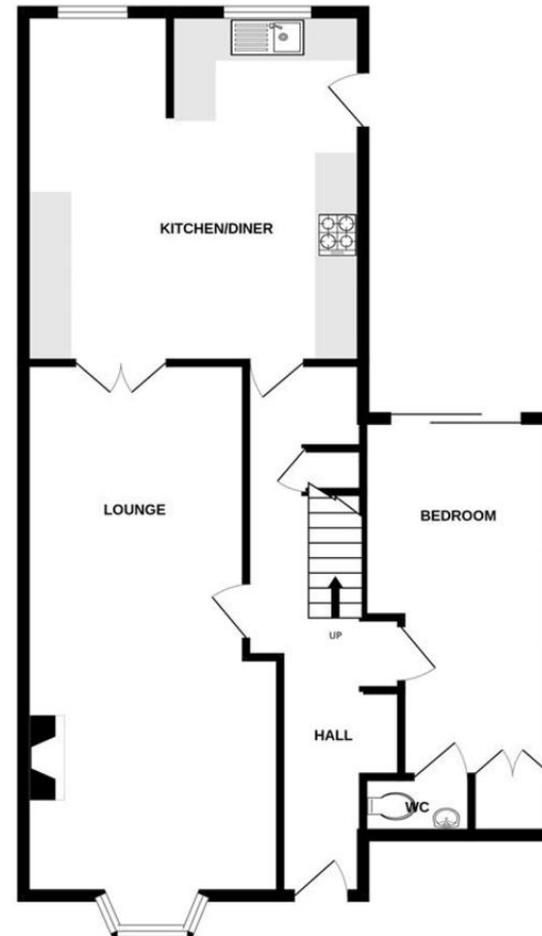
The graph shows this property's current and potential energy rating.

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

GROUND FLOOR



1ST FLOOR



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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.