



JULIE PHILPOT
RESIDENTIAL

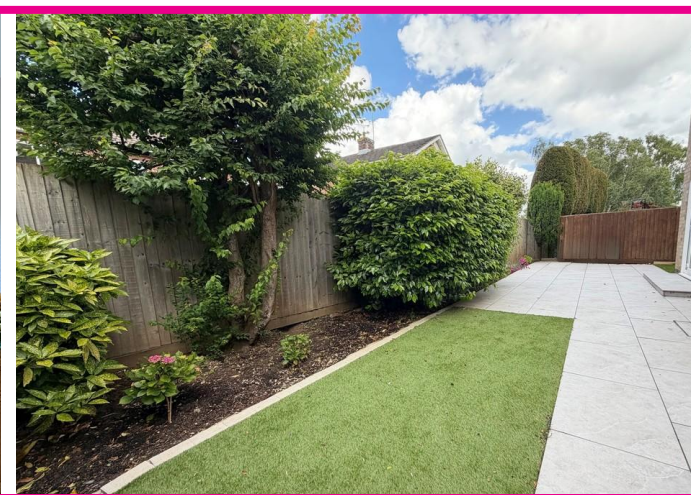


50 Sunningdale Avenue | Kenilworth | CV8 2BZ

A 'Chain Free' detached, extended and much loved family home set within this highly sought after residential location. The property benefits from four good size bedrooms with two first floor bathrooms, on the ground floor is plenty of living space with a lounge, sitting room and breakfast/dining room both of which have direct garden access. There is also a well planned kitchen, large entrance hall and a cloakroom. Outside is the garage, driveway parking and small low maintenance rear garden.

£650,000

- Viewing Essential
- No Chain Involved
- Superb Location – Close To Schools
- Four Bedrooms, Two Bathrooms, Cloakroom & Three Reception Rooms



Property Description

DOOR TO

ENTRANCE HALL

A spacious and welcoming entrance to the property having side storage space and an understairs storage area too. Radiator.

CLOAKROOM

With w.c. and wash basin.

LOUNGE

13' 5" x 11' 0" (4.09m x 3.35m)

With radiator, feature fireplace having a gas fire and two wall light points. Open access into:

SITTING ROOM

10' 7" x 9' 9" (3.23m x 2.97m)

With French double doors providing direct garden access, radiator and wall light point. Door to:

KITCHEN

12' 3" x 9' 9" (3.73m x 2.97m)

Having a range of cupboard and drawer units with matching wall cupboards and walk in pantry. One and a half bowl sink unit, space and plumbing for washing machine, space for dryer, Bosch four ring hob with extractor hood over and Bosch electric oven under. Archway access to:

BREAKFAST ROOM

13' 8" x 8' 2" (4.17m x 2.49m)

With radiator and door providing direct garden access.

STAIRCASE TO FIRST FLOOR LANDING

With built in storage cupboard with radiator and fitted shelving. Access to roof storage space.

BEDROOM ONE

11' 3" x 11' 11" (3.43m x 3.63m) Exc Wardrobes

Having a range of built in bedroom furniture to include wardrobes, drawers, bedside tables and high level storage cupboards.

BEDROOM TWO

13' 1" x 10' 0" (3.99m x 3.05m)

With radiator and built in wardrobe.

BEDROOM THREE

13' 8" x 8' 4" (4.17m x 2.54m)

With radiator and built in wardrobe. From the half landing a door leads to:

BEDROOM FOUR

7' 8" x 6' 9" (2.34m x 2.06m)

With radiator and fitted shelving.

SHOWER ROOM

8' 3" x 5' 4" (2.51m x 1.63m)

Having a corner shower enclosure with glazed door, w.c., heated towel rail, pedestal wash basin and fully tiled walls.

BATHROOM

6' 7" x 6' 9" (2.01m x 2.06m)

A fully tiled family bathroom with corner panelled bath, vanity basin, concealed cistern w.c., worktop style display area, built in storage cupboards and heated towel rail.

OUTSIDE

INTEGRAL GARAGE

18' 0" x 9' 1" (5.49m x 2.77m)

With double timber doors, light, power and wall mounted Worcester boiler with Vaillant hot water cylinder.

PARKING

To the front of the property is additional driveway parking.

GARDENS

The gardens have been designed for low maintenance. The front garden has shrubbery borders and dwarf retaining wall. A gate at the side leads to the rear garden which enjoys a high degree of privacy and is again easily maintained. There is a large patio area which is perfect for outdoor living and entertaining, with additional storage to the side and astro turf lawn. Mature shrubs, hedging and timber fencing form the boundaries.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

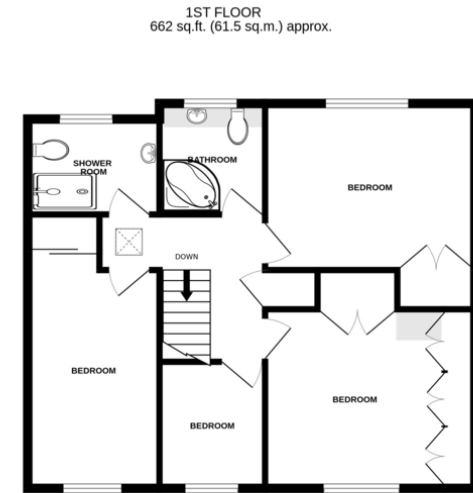
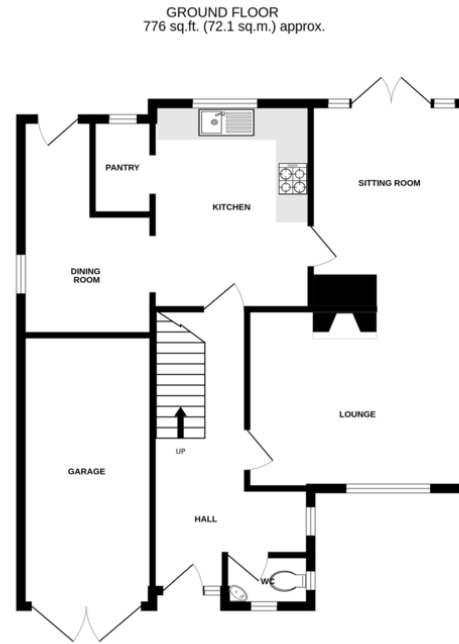
Strictly by appointment

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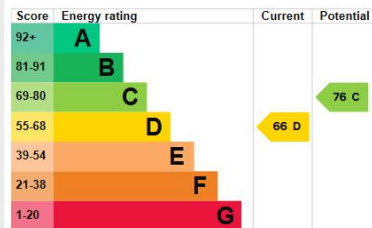


TOTAL FLOOR AREA: 1437 sq.ft. (133.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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

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



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



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