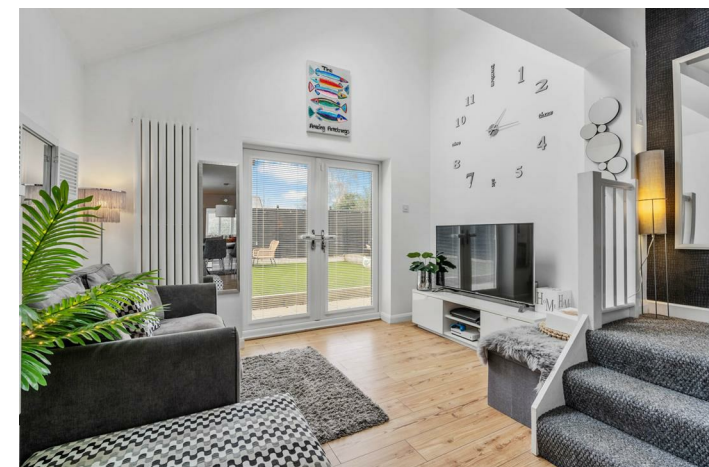




## 16 EDEN CROFT

KENILWORTH, CV8 2BG

**£550,000**  
**FREEHOLD**

James Whalley is thrilled to showcase this beautifully extended detached dormer bungalow, perfectly situated in the highly sought-after Kenilworth area.

This exceptional property effortlessly combines charm, comfort, and modern living. The ground floor boasts a cosy lounge complete with a characterful log burner, a generously sized dining area, and a bright and airy snug with high ceilings that flood the space with natural light. The spacious master bedroom enjoys direct access to the rear garden, while the sleek, newly refitted bathroom and stylish kitchen, complemented by a practical utility area, add a touch of contemporary elegance to the home.

The first floor offers two well-appointed bedrooms, including one with a modern en-suite.

**suave**



Total area: approx. 152.5 sq. metres



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

EPC Rating: C Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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