



JULIE PHILPOT
RESIDENTIAL



50 Moseley Road | Kenilworth | CV8 2AQ

A traditional three bedroomed property in a particularly sought after location within walking distance of town, parks and schools. The property is in need of renovation and improvement thereby offering a great opportunity for a buyer to extend and modernise to their specific requirements. The house has three bedrooms, a modern shower room, two separate reception rooms plus an extended kitchen. Houses in this area also benefit from larger than average gardens, this house has a garage and a further workshop.

£379,950

- Opportunity For Modernisation & Extension
- No Chain Involved
- Three Bedrooms
- Sought After Location



Property Description

DOOR TO

ENTRANCE HALL

With understairs storage cupboards and radiator.

LOUNGE

13' 2" x 11' 0" (4.01m x 3.35m) Into Bay

With bay window, original fireplace, picture rail and radiator.

DINING ROOM

12' 6" x 10' 0" (3.81m x 3.05m)

With radiator, picture rail and door to rear garden and patio.

EXTENDED KITCHEN

18' 4" x 6' 6" (5.59m x 1.98m)

Having a wall mounted Vaillant gas boiler, cupboard and drawer units with matching wall cupboards, four ring electric hob, electric oven and extractor hood. Round edged worktops extending to form breakfast bar.

FIRST FLOOR LANDING

With storage cupboard and access to roof storage space.

BEDROOM ONE

13' 8" x 8' 9" (4.17m x 2.67m)

With bay window, radiator and two double wardrobes.

BEDROOM TWO

11' 9" x 10' 0" (3.58m x 3.05m)

With radiator.

BEDROOM THREE

7' 7" x 6' 1" (2.31m x 1.85m)

Having radiator and picture rail.

BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m)

A modern bathroom with corner shower enclosure having glazed shower screen, vanity wash basin with drawers under and w.c. Heated towel rail, wall mirror and tall storage unit. Complementary tiling.

OUTSIDE

FRONT GARDEN

The attractive front garden has a variety of well established shrubs with a path to the front and a dwarf retaining wall forming the boundary. Shared access at the side leads to:

REAR GARDEN

The rear garden is generous in size with an area of lawn and shrubbery borders. In addition there is also parking and a large patio area.

SINGLE GARAGE AND WORKSHOP

To the rear is a single garage with an up and over door, located to the rear of the garage is an insulated workshop.



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 D. It has the potential to be C.

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



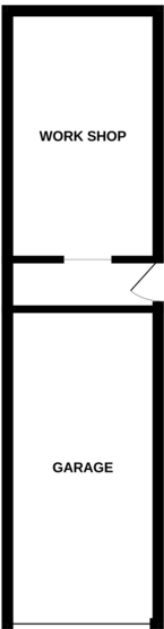
The graph shows this property's current and potential energy rating.

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.

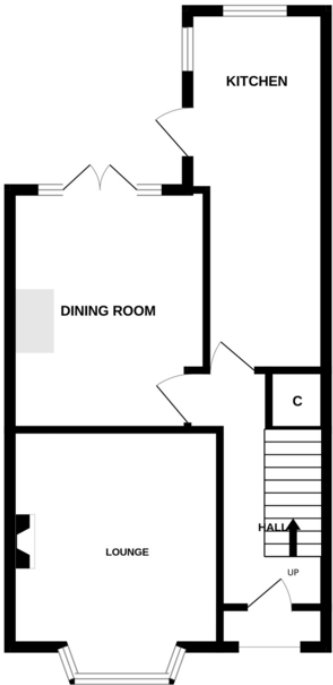
For properties in England and Wales:

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

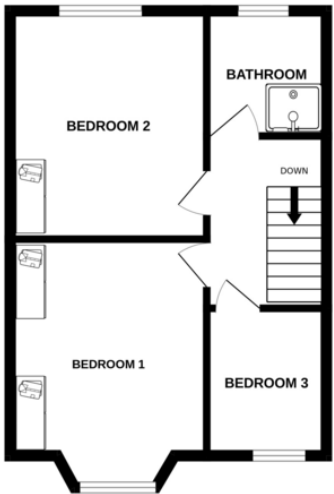
SEPARATE GARAGE
246 sq.ft. (22.8 sq.m.) approx.



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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