



suave

50 WHITEMOOR ROAD KENILWORTH

£675,000
FREEHOLD

James Whalley is proud to present this beautifully renovated five-bedroom detached family home, offered to the market with no onward chain.

Finished to an exceptional standard throughout, this impressive property offers spacious and versatile living accommodation arranged over three floors. Upon entering, you are welcomed by a bright and inviting entrance hallway. The front lounge features an attractive bay window, allowing natural light to flood the room. There is also a versatile reception room, ideal as a home office, study, or playroom. To the rear, the property opens into a stunning open-plan kitchen and dining area — perfect for modern family living and entertaining. A convenient downstairs WC/utility room with side access completes the ground floor. High-quality tiled flooring with underfloor heating runs throughout this level, enhancing both comfort and style.

The first floor comprises two generously sized bedrooms, both benefiting from private en-suite shower rooms, alongside a modern family bathroom and an additional



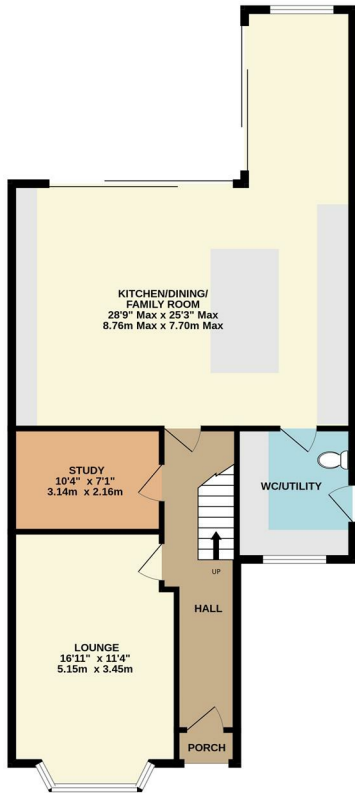
· No Chain · Detached · Fully Renovated To A High Specification · 5 Bedrooms & 3
Ensuites · Downstairs WC & Utility



· Smart Heating System, Including new boiler 2025 & Underfloor heating · Off Road Parking · 0.4 Miles To Kenilworth School · Open Plan Kitchen Diner



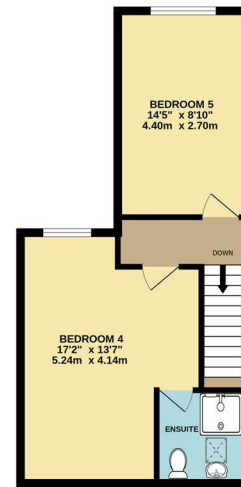
GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1828 sq.ft. (169.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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