



3 Bedroom House - Semi-Detached
located on Henry Baxter Drive,
Coventry
£310,000

UP Estates



£310,000

- NO FORWARD CHAIN
- OWNED SOLAR PANELS WITH FEED-IN-TARRIF
- WC, ENSUITE & FAMILY BATHROOM
- IMMACULATELY PRESENTED THROUGHOUT
- SOUTH FACING PRIVATE GARDEN
- NHBC WARRANTY REMAINING

****OWNED SOLAR PANELS - NO FORWARD CHAIN - IMMACULATE, HIGH SPEC SEMI-DETACHED HOME - SOUTH FACING SPACIOUS GARDEN - TANDEM DRIVEWAY - SOUGHT AFTER DEVELOPMENT - BOARDED LOFT WITH LIGHT/LADDER - NHBC WARRANTY REMAINING CIRCA 8 YEARS**** This is an exceptional opportunity to purchase a show home standard, high spec three bedroom semi-detached family home on Henry Baxter Drive, on the highly sought after Appledown Orchard Development - Keresley. This beautiful property boasts OWNED solar panels with feed-in-tariff, we have been advised by the current owner that this equates to circa £275 payback per annum, on top of electric bill contribution. The home is also offered with NO FORWARD CHAIN.

Very briefly comprising; tandem driveway, entrance hall, living room, WC, kitchen diner with undercounter spotlights, & integrated appliances (Dishwasher, Fridge Freezer, Washer Dryer, Pantry, Mixer Tap, Sink/Drainer, Double Oven, Four Ring Gas Hob & Extractor) to the ground floor. At the rear aspect is the south facing private garden with gated side access. The landing offers doors to accommodation and loft hatch which benefits from pull down ladders leading to boarded loft with light (NHBC standard) Following that, there are three bedrooms, ensuite shower room to bedroom one and the family bathroom. CALL NOW TO VIEW!

We have been advised by the owner that there is a Service charge payable for the maintenance of the estate/development starting in circa 2027 (When development is complete) - £199.25 per annum.

LOCATION

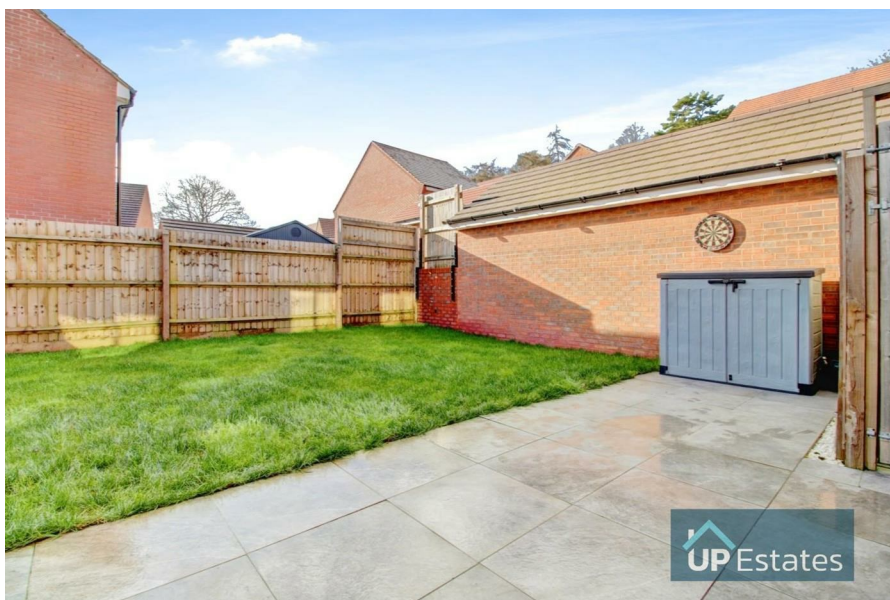
The home is situated in one of Coventry's most sought-after districts benefitting from good local secondary schools with Cardinal Newman Secondary School approximately a 15-minute walk away, as well as Coundon Court and President Kennedy Academy nearby. Primary Schools like Coundon, Hollyfast and Christ the King are within close proximity. There are regular bus routes running towards the town centre whilst the Ricoh Arena shopping park is approximately a 10-minute drive away.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the



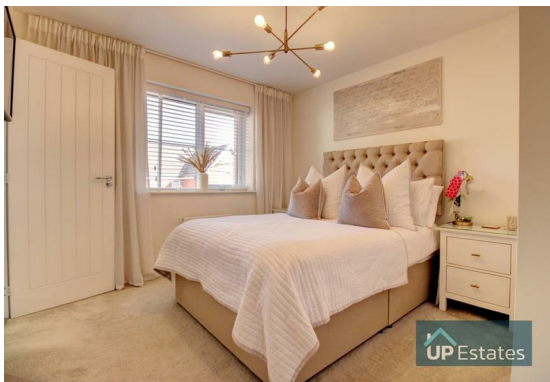
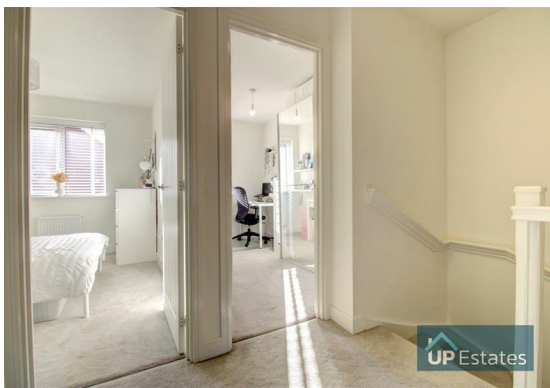


particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



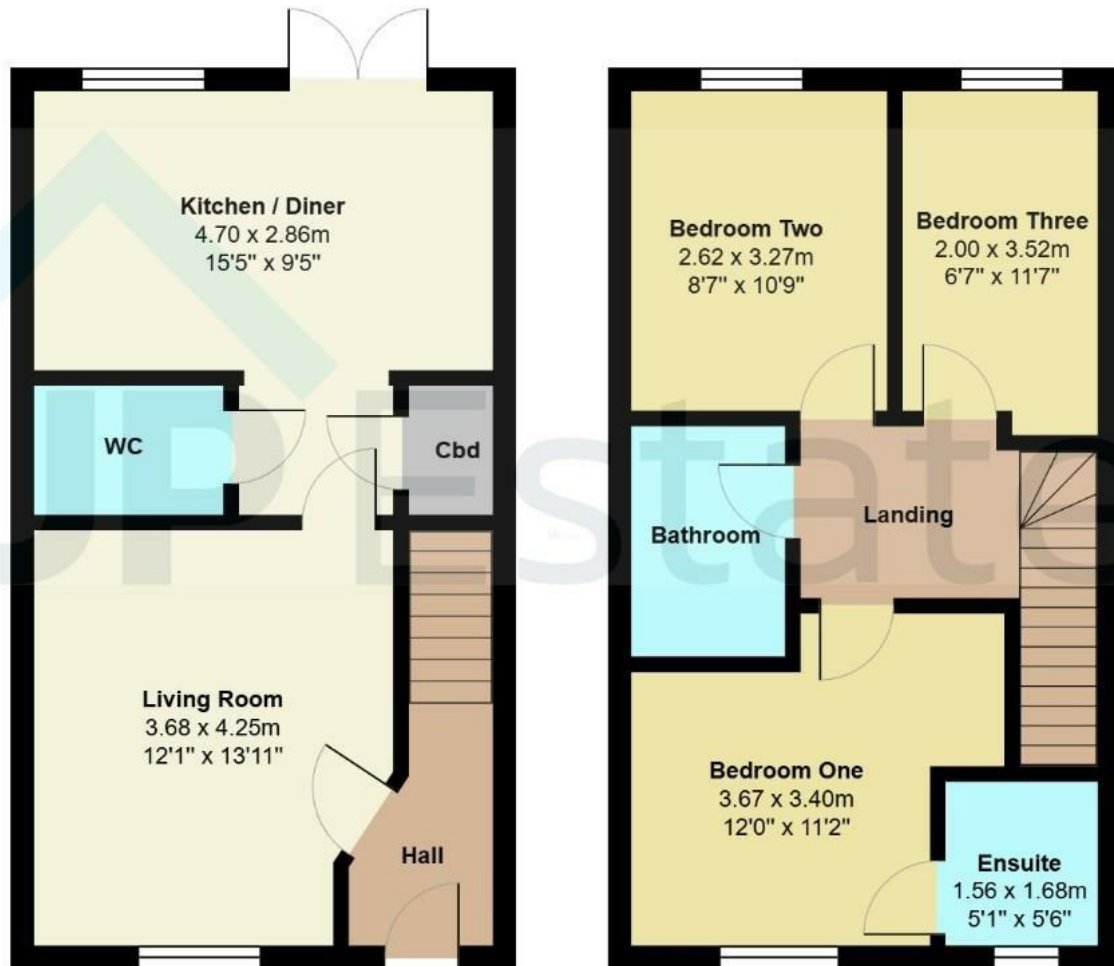
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Henry Baxter Drive, Keresley End, Coventry





Total Area: 79.0 m² ... 850 ft²

All measurements are approximate and for display purposes only

CONTACT

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