



4 Bedroom House - Detached
located on Henry Baxter Drive,
Coventry
Offers Over £380,000

UP Estates



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****SHOW HOME QUALITY, HIGH SPEC & UPGRADED FOUR BEDROOM DETACHED FAMILY HOME - DETACHED GARAGE & MULTI-CAR DRIVEWAY - GOOD SIZED PRIVATE LANDSCAPED GARDEN - FOUR BEDROOMS, TWO BATHROOMS, WC & UTILITY - 7 YEAR NHBC WARRANTY REMAINING****

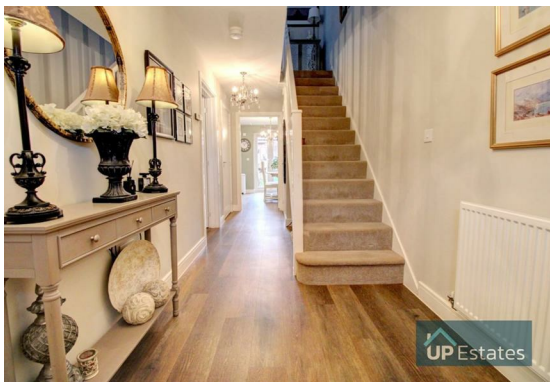
Situated on the highly sought after Appledown Gate development is this executive detached, deceptively spacious family home. Viewing is essential to appreciate this property, having been much improved and upgraded by the current owners. Very briefly comprising; multi-car driveway, detached garage (with power/light), entrance hall, family living room, WC, kitchen diner, utility room and beautiful landscaped garden with paving to the ground floor. On the first floor off of the landing are four well proportioned bedrooms, bedroom one boasting ensuite shower room, followed by the family bathroom. This stunning home has been much improved by it's current owners, giving the property a characterful homely feel yet, despite it being only three years old! Just a few features to note; larger than average driveway, Karndean flooring, wooden feature panelling in lounge, paved private garden with seating areas, undercounter spotlights & a range of integrated appliances in the kitchen diner. CALL NOW TO VIEW!

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.

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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 traveling 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.

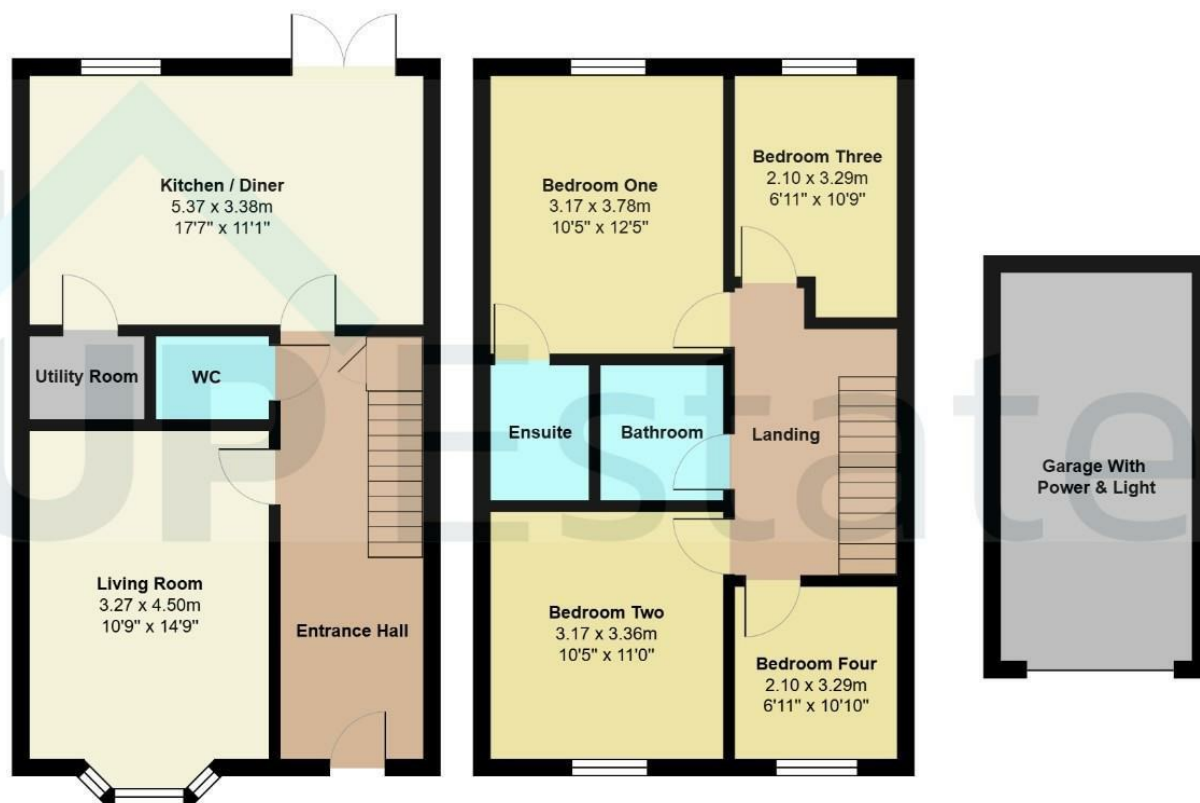
We have been advised by the owner that there is a Service charge payable for the maintenance of the estate/development starting in circa 2027 (When development is complete) - £199.25 per annum.





Henry Baxter Drive, Keresley End, Coventry





Total Area: 102.0 m² ... 1098 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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