



HR ESTATE AGENTS

5 Bedrooms

House - Detached

£665,000

Located in

Coventry





Henry Baxter Drive

Coventry | CV7 8QT



James Whalley is proud to present this impressive five bedroom detached family home, ideally positioned just off Tamworth Road on the sought-after Appledown Gate estate.

Upon entering, you are welcomed by a spacious and light-filled entrance hallway, centred around a striking staircase that immediately sets the tone for the home. To the right of the hallway is a ground floor study, ideal for home working, alongside a separate living room and a convenient downstairs WC.

To the rear of the property is a modern kitchen/diner, perfectly suited for family life and entertaining, with a neighbouring lounge. Both rooms benefit from double French doors opening directly onto the patio area, creating a seamless indoor-outdoor flow. Completing the ground floor is a practical utility room with a side door providing direct access to the driveway.

The first floor offers two generous bedrooms, both featuring en-suite shower rooms and fitted wardrobes, alongside three further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property boasts parking for multiple vehicles, including a private driveway and a double garage.

Situated just off Tamworth Road, the home enjoys a highly desirable location with excellent access to local amenities, transport links and well-regarded schooling.

Henry Baxter Drive

£665,000 Freehold



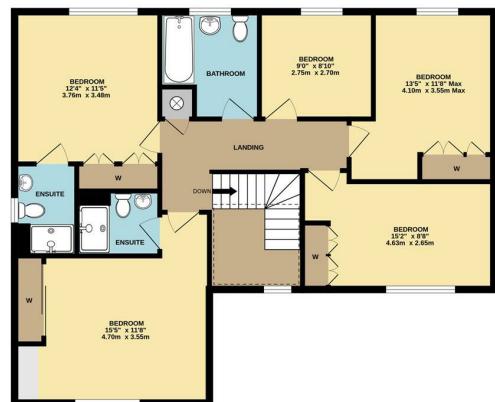
- NHBC Warranty Left
- Double Garage
- Three Bathrooms
- WC
- Desirable Location

- Five Bedroom
- Two Reception Rooms
- Utility
- EPC Rating B

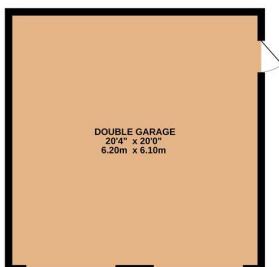
GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
965 sq.ft. (89.7 sq.m.) approx.



GARAGE
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 2361 sq.ft. (219.3 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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Council Tax Band G

Local Authority

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| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 93 |
| (81-91) | B | 86 |
| (69-80) | C | |
| (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 |

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