



UP Estates



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**3 Bedroom House - Detached**  
**located on Henry Baxter Drive,**  
**Keresley End**  
**£370,000**

 **UP Estates**



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**\*\* Beautifully Presented, Detached Family Home - Large Oak Pergola - Overlooking Green To Front Aspect - Three Bedrooms, Two Bathrooms & WC**

**\*\* This is a fantastic opportunity to purchase an upgraded, detached family home, well positioned within the sought after Appledown Orchard development. Viewing is essential to appreciate this home which very briefly comprises of: multi-car driveway leading to the detached garage (benefitting from power & light), entrance hall, living room, WC, kitchen/diner and spacious private garden, boasting purpose built oak beamed pergola with skylight, all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, ensuite to bedroom one, and the family bathroom. This property benefits from upgrades throughout including; porcelain tiled flooring throughout the entirety of the ground floor, integrated double oven, hob, extractor and sink, and more - Call now to secure a viewing!**

£370,000

- Immaculately Presented, Detached Family Home
- 6 Year NHBC Warranty Remaining
- WC, Ensuite & Bathroom
- Garage With Power/Light & Driveway
- Spacious Private Garden With Fantastic Pergola
- Green Space To Front Aspect
- Three Bedrooms
- 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.

## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later



stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

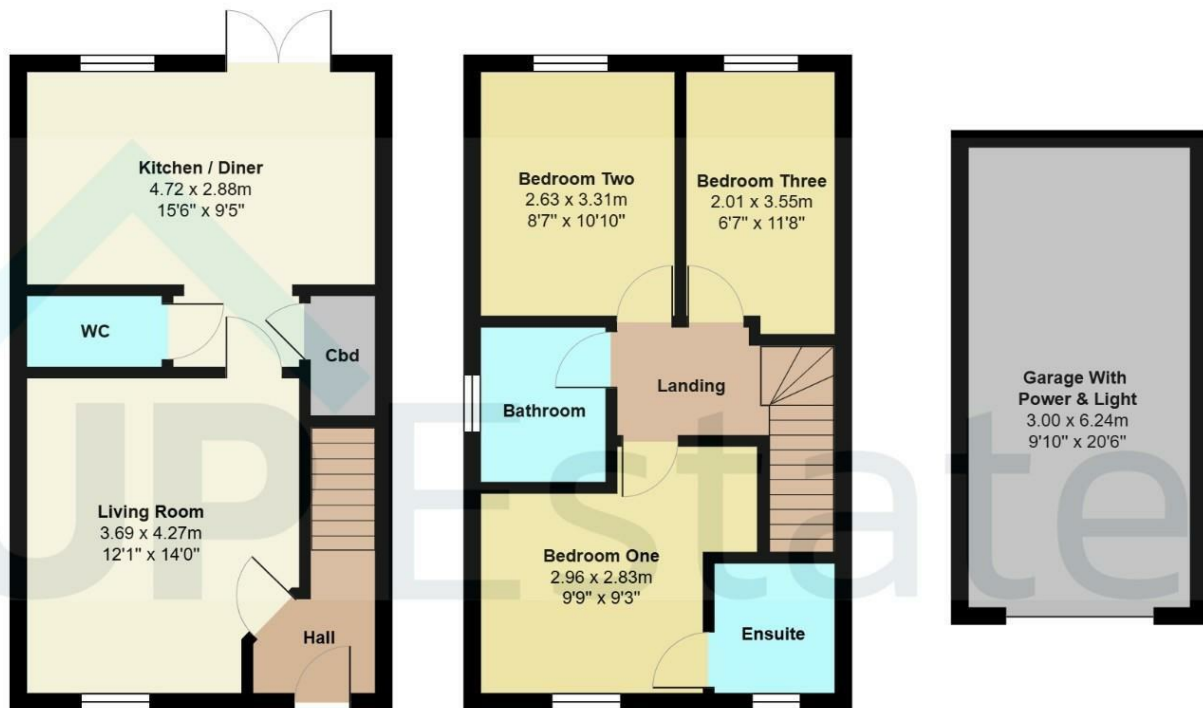
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Henry Baxter Drive, Keresley End





Total Area: 80.3 m<sup>2</sup> ... 864 ft<sup>2</sup> (excluding garage with power & light)

All measurements are approximate and for display purposes only

## CONTACT

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