

Property details **approval form**

11 Follis Walk, COVENTRY, West Midlands, England, CV4 8HP

Date: 11 February 2026

Property Ref and Version: COV323196 - 0003

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £795,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Sought After area of Westwood Heath
- > Substantial five-bedroom detached family home
- > Two spacious reception rooms with a separate study/home office
- > Large Kitchen with central island with an open plan dining area
- > Double garage with extensive off-road parking for upto 10 cars
- > Generous plot with outdoor space for family use and entertainment

○ Short Description

Set within a desirable residential location of Westwood Heath, close to Warwick University & Westwood Heath Business Park, this property is an impressive five-bedroom detached home providing comfortable living space for families looking to grow.

○ Long Description

Built by the reputable Bryant Homes, this exceptional residence was the original show home, finished to a high specification and designed to showcase the developer's high standards. The property benefits from versatile and generous living space ideal for large families.

The residence welcomes you with a grand, spacious hallway with a striking staircase positioned in the centre, creating a strong sense of arrival. There are two large reception rooms, perfect for both formal entertaining and relaxed everyday living, alongside a separate study, ideal for home working or homework space away from the main living areas. The heart of the home is the substantial kitchen, centred around an island.

Upstairs, the property continues to impress with five well-proportioned bedrooms, including two bedrooms with en-suite facilities, ensuring comfort and privacy. The bedrooms also benefit from fitted closets and wardrobes.

Externally, the property is equally well suited to family needs, offering parking for up to ten vehicles, a double garage, and ample space for visiting friends and relatives. The outdoor space provides further opportunity for family enjoyment, entertaining, or future landscaping.

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Located within easy reach of local amenities, schools, and transport links, this home combines size, layout, and practicality in a way rarely available.

Early viewing is strongly advised to fully appreciate the scale, layout, and family appeal of this outstanding home.

○ **Directions**

○ **Agents Note**

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○ Room Description

Approach

Entrance Hall

Staircase rising off to the first floor, laminate flooring, a fitted closet and doors to:

Reception One

A cosy, generous sized lounge featuring two double glazed window to the front and side elevation and two radiators.

Reception Two

Another generously sized living space featuring a gas fireplace, two radiators, double glazed windows to the side and rear, with French double doors overlooking the rear aspect of the property.

Study/Home Office

Convenient study space, home office ideal for those who work from home with a double glazed window to the front, and a radiator.

Kitchen

Bespoke kitchen with a range of base and wall mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated appliances such as a fitted microwave, a large gas cooker range with 2 gas ovens and a hot plate with a cooker hood over, as well as dishwasher with mini fridge. The kitchen benefits from a central island used as a breakfast bar, along with double glazed French doors to the garden, and open space to the dining area.

Dining Area

Double glazed rear window to the rear and a radiator.

Utility Room

The utility room has a range of wall and base units, similar to the kitchen - incorporating another stainless steel sink drainer with work surfaces and splashback over. Plumbing for an integrated washing machine, a dryer, mini fitted fridge, a radiator and door to the side elevation of garden.

W/C

Comprising, low level w/c, wash hand basin, double glazed window to the side, and radiator.

First Floor Landing

Double glazed window to the front elevation, a loft hatch and doors to:

Master Bedroom

The main master bedroom benefits of two double glazed windows, fitted closets and two radiators with access to the en-suite.

En-Suite

A four white piece suite featuring a bathtub, shower, low level w/c, sink, a radiator, and double glazed window to the side elevation.

Bedroom Two

The second bedroom also features from fitted closets, a radiator and a double glazed rear window and door to ensuite.

En-Suite

A three white piece suite featuring a shower, low level w/c, sink, radiator, and double glazed window to the rear.

Bedroom Three

Two fitted closets, a radiator and double glazed front window.

Bedroom Four

Double glazed rear window and radiator.

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Bedroom Five

Double glazed rear window, a fitted closet and radiator.

Family Bathroom

Tiled 4 piece white suite, featuring a bathtub, shower cubicle, wash hand basin, low level w/c, radiator and double glazed window to the side elevation.

Outside

Front Of Property

The front of the property has a double garage and a driveway for upto 10 cars.

Rear Of Property

Privately enclosed rear garden laid over lawn.

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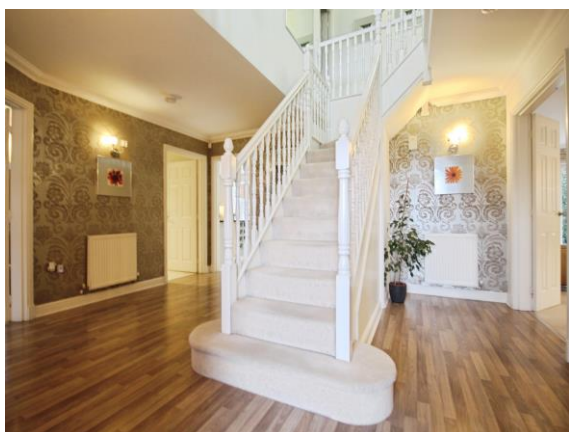
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Floor Plan



Total floor area 262.9 m² (2,829 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Sana Aqeel		
Mr R. Singh		