



JULIE PHILPOT
RESIDENTIAL



17 Henry Baxter Drive | Keresley End | Coventry | CV7 8QT

Located on the sought-after Appledown Meadow development just off Tamworth Road, this beautifully presented four-bedroom detached home offers contemporary, energy-efficient living in a prime Coventry location.

£1,950 pcm White Goods Included

- Four Bedroom Detached Family Home
- Dual-Aspect Open-Plan Kitchen/Dining Room,
- Separate Utility Area and Guest Cloakroom
- Attractive Rear Garden, Ample Parking
- Available Part Furnished/Unfurnished



FULL DESCRIPTION

Built to the popular 'Trusdale' design the home features a modern dual-aspect open-plan kitchen/dining room, a spacious lounge with French doors opening onto the rear garden, a separate utility room and ground floor cloakroom. To the first floor are four bedrooms, the master with en-suite shower room together with a family bathroom. Outside there is a neatly laid out garden with patio and lawn and driveway parking. Ideally positioned close to popular schools, Coundon Park, local shops and everyday amenities, the property also benefits from excellent transport links and easy access to Coventry city centre and major road networks, making it an ideal home for families and professionals alike. Available with white goods part furnished/unfurnished, available August onwards.

ENTRANCE HALL

With staircase leading to first floor, radiator, 'Amtico' flooring, small utility cupboard housing fuse box, further downstairs storage cupboard and doors leading off to all rooms.

GUEST CLOAKROOM

Having low level w/c, pedestal wash hand basin, radiator, part tiled walls and 'Amtico' flooring.

SPACIOUS LOUNGE

20' 0" x 11' 4" (6.1m x 3.45m)

With tv point, 'Amtico' flooring, radiator, smoke detector and double opening doors leading to the rear patio and garden. Furniture can be included - sofa, footstool, armchairs, coffee table, dining table and chairs, TV and TV stand.

KITCHEN/DINING AREA

20' x 11' 9" max measurements (6.1m x 3.58m)

A lovely dual aspect open-plan kitchen and dining area, fitted with a comprehensive range of high-quality fitted units complemented by stylish worktops. The kitchen offers an extensive selection of wall-mounted cupboards, larder units and drawer storage, together with a range of integrated appliances including fridge and separate freezer, 'Zanussi' dishwasher, and 'AEG' oven and separate grill. Inset sink unit with mixer tap over, ceramic hob with splashback and extractor canopy over. 'Amtico' flooring, radiator and smoke detector. Furniture can be included - appliances, cutlery, breakfast table and chairs and storage unit.

UTILITY AREA

6' 5" x 5' 6" (1.96m x 1.68m)

With cupboard and wall units to compliment the fitted kitchen with inset stainless steel sink unit, space and integrated 'AEG' dishwasher. 'Amtico' flooring and side door leading to the rear garden.

FIRST FLOOR LANDING

With smoke detector, radiator, access to the insulated and boarded loft space, smoke detector and cupboard housing hot water cylinder .

MASTER BEDROOM

12' 3" x 11' 7" (3.73m x 3.53m)

With radiator. Furniture can be included - bedside tables, chest of drawers and dressing chair.

BEDROOM TWO

11' 11" x 9' 8" (3.63m x 2.95m)

With radiator and range of sliding door wardrobes. Furniture can be included - bed frame with mattress, dressing chair and bookshelves.

BEDROOM THREE

10' x 8' 3" (3.05m x 2.51m)

With useful store cupboard/wardrobe and radiator. Furniture can be included – Desk

BEDROOM FOUR

11' 7" x 7' 5" (3.53m x 2.26m)

With radiator, chest of drawers and two double door wardrobes providing ample hanging and shelving space.

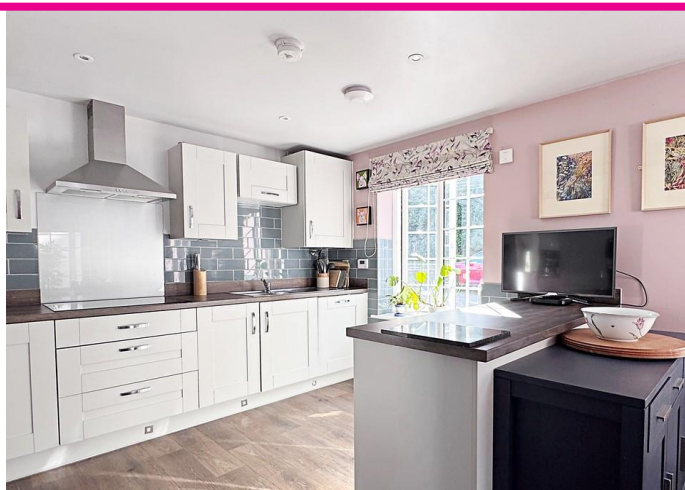
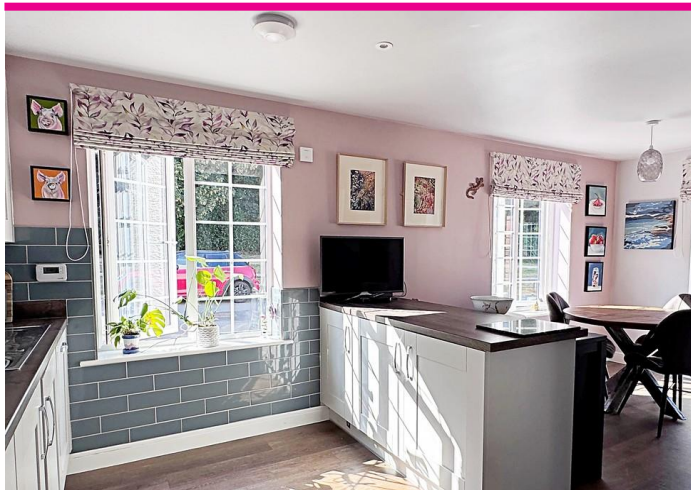
FAMILY BATHROOM

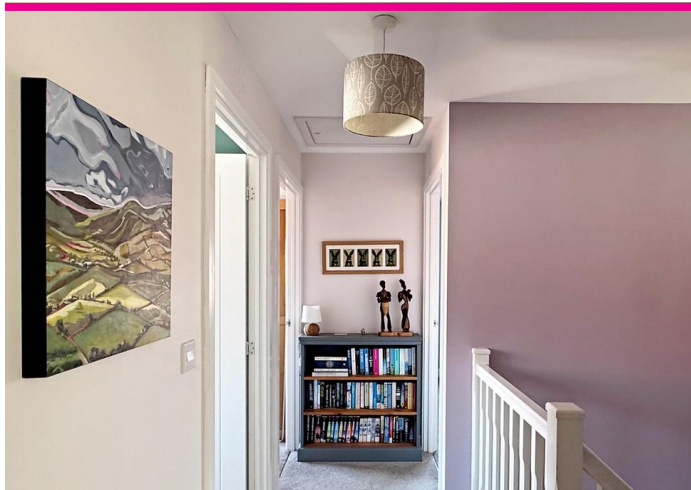
Having a modern white suite comprising low level w/c, pedestal wash hand basin and panelled bath with glazed shower screen and mains fed shower over. Part tiled walls, chrome heated towel rail/radiator and 'Amtico' flooring.

OUTSIDE

GARAGE AND PARKING

The property offers a side driveway and a garage. The landlord would ideally like to retain use of the garage during the tenancy; however, if a prospective tenant requires use of the garage, this can be included by negotiation.





GARDENS

The rear garden features a porcelain tiled patio area leading onto a shaped lawn with mature and a well stocked, mixed planting scheme providing attractive flower and shrubbery borders. Steps and a paved pathway lead to the side pedestrian gate providing access to the driveway and garage.

TENANTS FEES

Holding Deposit

One week's rent (example £1,950 pcm x 12 divided by 52 - £450.00)

Security Deposit

Five weeks rent equalling £2,250.00.

A full list of our Landlord and Tenant Fees are available to download at www.juliephilpot.co.uk.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T:
E:
W: www.juliephilpot.co.uk

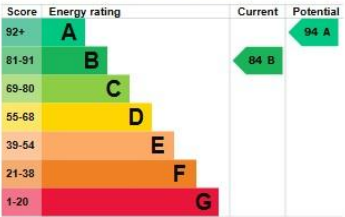
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60