



60 HENRY BAXTER DRIVE COVENTRY, CV7 8QT

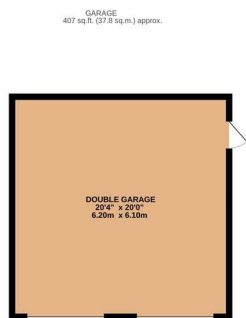
£650,000
FREEHOLD

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

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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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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	

EPC Rating: B Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

Suave
6a Westhill Road
Coventry
CV6 2AA

02475 105 222
info@suaveestateagents.com

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