



**Henry Wychard Drive Keresley End Coventry**  
**Offers Over £355,000**

**Benburys**  
SALES AND LETTINGS



Benburys are please to present this four bedroom detached house on the Appledown Gate development in Keresley End. To the ground floor is a spacious lounge, kitchen/diner, utility area and WC. Upstairs are four bedrooms, the master benefiting from an en-suite and a family bathroom with shower over bath. Garden to the rear, driveway for two cars and garage. Gas central heating and double glazed windows. Eight years remaining on the NHBC. Council Tax band B. EPC rating B.

**Lounge**  
**10'8" x 14'6" (3.271 x 4.435)**

Spacious room with carpeted floor, double central heating radiator ad double glazed window to the front aspect.

**Downstairs WC**  
**4'3" x 5'4" (1.296 x 1.641)**

The downstairs WC comprises of a low level w/c and wash hand basin. Presented with tiled flooring

**Kitchen/diner**  
**17'6" x 10'11" (5.355 x 3.343)**

This spacious kitchen/dining area has matching high gloss wall and base units, integrated fridge/freezer, dishwasher, oven, grill, hob and extractor fan. Stainless steel sink with mixer tap. French doors leading to the rear garden.

**Utility room**  
Matching high gloss wall and base units, space for integrated washing machine and tiled floor

**Bedroom 1**  
**12'5" x 10'5" (3.795 x 3.198)**

Double room with carpeted floor, double glazed window to the rear aspect, single radiator and fitted wardrobe.

**En-suite**  
**3'10" x 6'8" (1.174 x 2.050)**

Fitted with a modern white low level W.C, wash hand basin and fully tiled shower cubicle with mixer shower and glass surround. The rest of this bathroom benefits from a heated towel rail and vinyl flooring.

**Bedroom 2**  
**6'9" x 8'9" (2.074 x 2.670)**

Carpeted floor, fitted wardrobe, single radiator and double glazed window to the rear aspect.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bedroom 3**  
**10'5" x 10'11" (3.195 x 3.347)**

Another double room featuring carpeted floor, single radiator, double glazed window to the front aspect and fitted wardrobe.

**Bedroom 4**  
**6'9" x 7'3" (2.077 x 2.211)**

This room offers adequate proportions for a single bed and wardrobe or could be used as office space. There is a central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

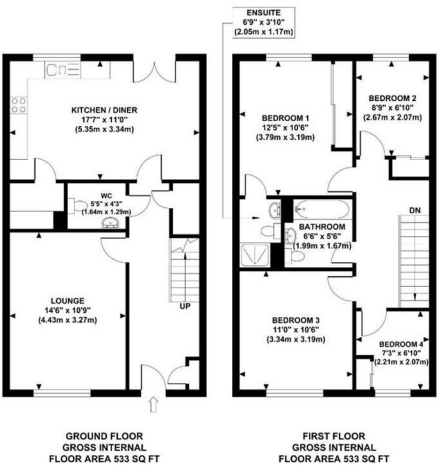
**Bathroom**  
**6'6" x 5'6" (1.999 x 1.679)**

Fitted with a modern white suite which features a panel bath with shower-mixer unit over and glass screen, low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a heated towel rail and vinyl flooring.

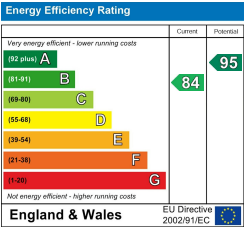
**Agency Notes**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approximate Gross Internal Area 1066 sq ft / 99.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



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