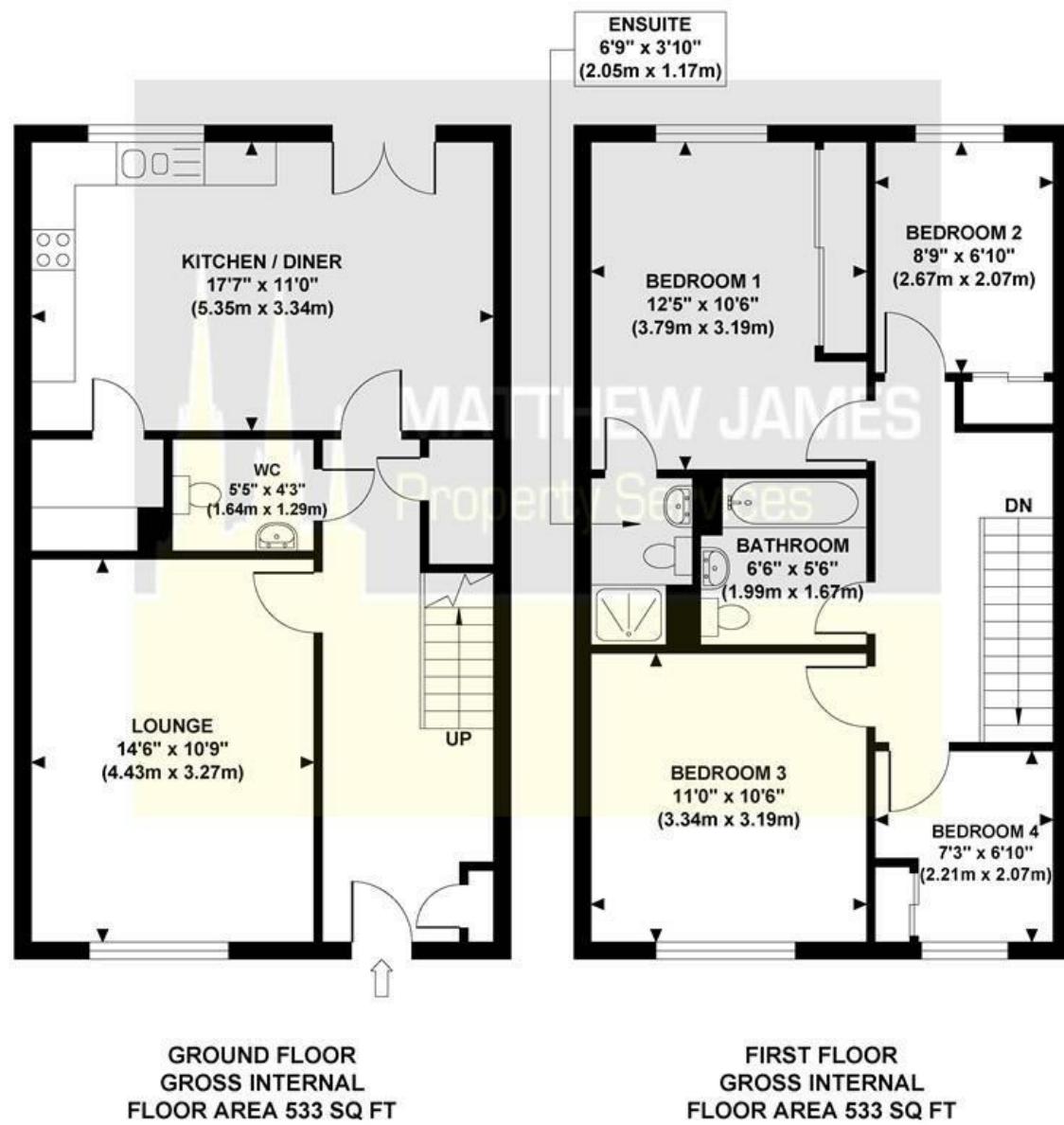


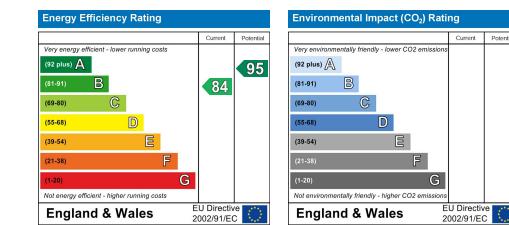
## Floor Plan

**11 Henry Wychard Drive Coventry CV7 8RT**  
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**MATTHEW JAMES**  
Property Services



## 11 Henry Wychard Drive Appledown Gate, Keresley End, Coventry CV7 8RT

\*\* NOW VACANT \*\* NO UPWARD CHAIN... FOUR BEDROOMS... DETACHED... MASTER EN-SUITE SHOWER ROOM... GARAGE AND OFF ROAD PARKING... SOUGHT AFTER APPLIEDOWN GATE DEVELOPMENT... OPEN PLAN KITCHEN DINING ROOM... UTILITY ROOM... GROUND FLOOR CLOAKROOM... OVERLOOKING GREENERY. Located on a quiet 'off the main road' cul-de-sac, this lovely four bedroom detached property needs to be viewed if you are looking for your next family home on the sought after development of Appledown Gate off the Tamworth Road. Briefly comprising of entrance hallway, ground floor cloakroom, lounge, open plan kitchen dining room, utility room, four bedrooms with master en-suite shower room, family bathroom, landscaped rear garden and a larger than average garage with off road parking. Perfect for the expanding family or for those looking to upsize and still having eight years remaining on the warranty, could this be your next family home? Its now VACANT WITH NO UPWARD CHAIN - call us now to book your viewing!

**Offers Over £355,000**

### CONTACT INFORMATION

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Twitter

# 11 Henry Wychard Drive

Appledown Gate, Keresley End, Coventry CV7 8RT



- \*\* FOUR BEDROOMS WITH MASTER EN-SUITE SHOWER \*\*
- \*\* GARAGE AND OFF ROAD PARKING \*\*
- \*\* OVER LOOKING GREENERY \*\*
- \*\* OPEN PLAN KITCHEN DINING ROOM \*\*
- \*\* 7 YEARS REMAINING ON NHBC WARRANTY \*\*
- \*\* BEAUTIFUL THROUGHOUT \*\*
- \*\* DETACHED \*\*
- \*\* VACANT & NO UPWARD CHAIN \*\*
- \*\* LOVELY FAMILY HOME \*\*



## Front Garden

## Entrance Hallway

## Lounge

14'6 x 10'9 (4.42m x 3.28m)

## Ground Floor WC

5'5 x 4'3 (1.65m x 1.30m)

## Kitchen / Diner

17'7 x 11'0 (5.36m x 3.35m)

## Utility Room

## First Floor Landing

## Master Bedroom

12'5 x 10'6 (3.78m x 3.20m)

## Master En-Suite

6'9 x 3'10 (2.06m x 1.17m)

## Bedroom Two

8'9 x 6'10 (2.67m x 2.08m)

## Bedroom Three

11'0 x 10'6 (3.35m x 3.20m)

## Bedroom Four

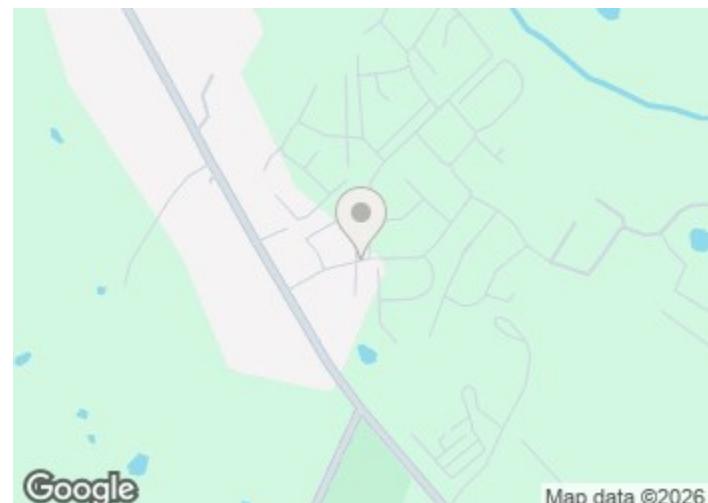
7'3 x 6'10 (2.21m x 2.08m)

## Family Bathroom

6'6 x 5'6 (1.98m x 1.68m)

## Rear Garden

## Garage & Parking



## Directions

