

# MATTHEW JAMES

Property Services



## 11 Henry Wychard Drive, Coventry, CV7 8RT

**£365,000**

FOUR BEDROOMS... DETACHED... MASTER EN-SUITE SHOWER ROOM... GARAGE AND OFF ROAD PARKING... SOUGHT AFTER APPLDOWN 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? Call us now to book your viewing!

### **Front Garden**

Having planted beds with pathway access to the one side. A step leads through the front door and into the:

### **Entrance Hallway**

Being larger than average and having under stairs storage, further storage cupboard, stairs leading off to the first floor and doors leading off to:

### **Lounge**

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

Having a PVCu double glazed window to the front elevation.

### **Ground Floor WC**

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

Having a low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

### **Kitchen / Diner**

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

Being of open plan design and having a PVCu double glazed window to the rear elevation with PVCu double glazed French doors, a range of wall, base and drawer units with work surface and upstands over, integrated dishwasher, integrated fridge and freezer, double oven, electric hob with extractor over, breakfast bar and door leading to the:

### **Utility Room**

Having a range of wall and base units with integrated washer dryer.

### **First Floor Landing**

Having balustrade, access to the loft area and doors leading off to:

### **Master Bedroom**

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

Having a PVCu double glazed window to the rear elevation, fitted wardrobes to the one wall and door leading off to:

### **Master En-Suite**

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

Having a 'walk-in' shower enclosure, low level flush WC, wash hand basin and modern tiling to all splash prone areas.

### **Bedroom Two**

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

Having a PVCu double glazed window to the front elevation and fitted wardrobes to the one wall.

### **Bedroom Three**

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

Having a PVCu double glazed window to the rear elevation and built-in wardrobe to the one wall.

### **Bedroom Four**

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

Having a PVCu double glazed window to the front elevation.

### **Family Bathroom**

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

Having a panel bath with shower attachment over, low level flush WC, pedestal wash hand basin and modern tiling to all splash prone areas.

### **Rear Garden**

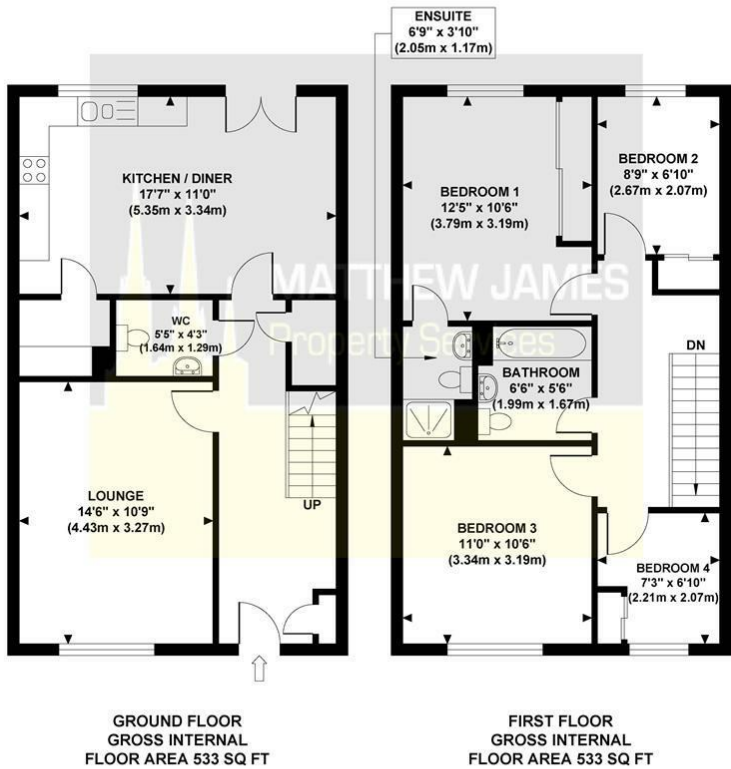
Having been landscaped by the current owner with paved patio, retaining sleepers and mainly laid to lawn with fenced perimeters. A pedestrian gate leads to the:

### **Garage & Parking**

(Not Measured) Having up and over door, being larger than average and having power and lighting. The driveway is laid to asphalt and is accessed to the right side of the property.

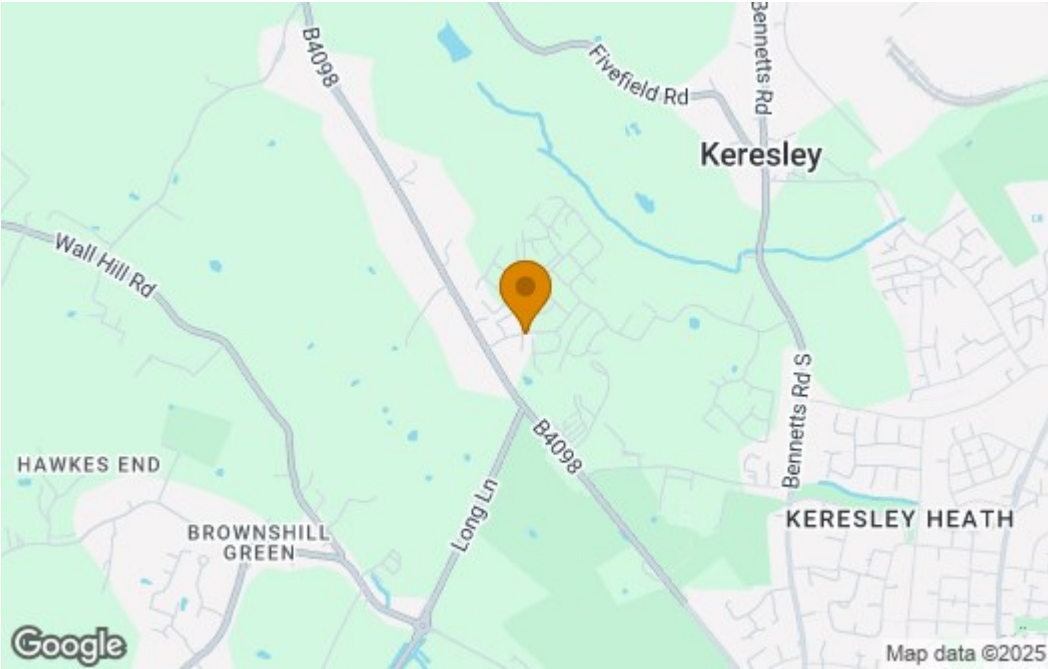
Floor Plan

11 Henry Wychard Drive Coventry CV7 8RT  
Approximate Gross Internal Area 1066 sq ft / 99.0 sq m

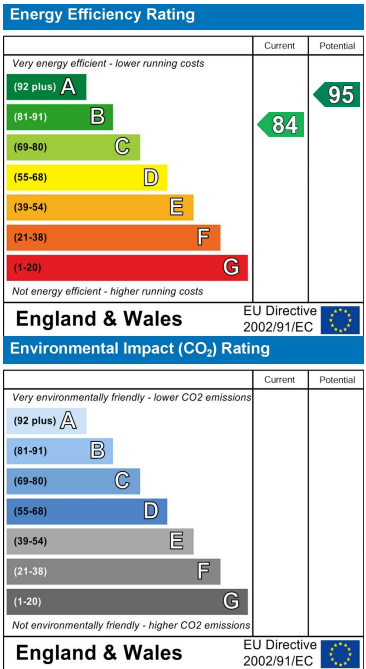


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter