



25 Appledore Drive,  
Coventry, CV5 7PQ

Price £300,000

**For Sale**



3



1



2



- **NO CHAIN- Vacant possession**
- Attractive 3 bed semi
- Popular West side location
- Buses, Schools & A45 not far away
- Hallway, Lounge, Dining/Kitchen
- 3 Bedrooms and bathroom
- Long Driveway to Garage

**Location:**

Follow the Birmingham signs along Holyhead Road into Pickford Way, straight on at the island into Parkhill Drive, last right into Appledore Drive.

**Paul  
Chillingsworth  
Homes**

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Call **02476 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)



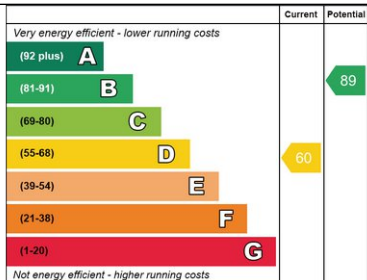
## Floorplan

For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate



A modern Semi on this very popular development to the west of the city, just off the A45, having refitted kitchen with Dining area. Briefly it comprises well-proportioned Lounge, 3 first floor bedrooms and the bathroom. Direct long drive to detached garage. Easy access to the motorway network, shops, schools and buses nearby.

<b>Tenure</b>	<b>Freehold</b>
<b>Council Tax</b>	<b>Band D</b>



<b>Canopy Porch</b>	uPVC sealed unit double glazed front entrance door into
<b>Entrance Hall</b>	Central heating radiator, staircase to the first floor, Inner door to the living room.
<b>Living room</b>	4.55 x 3.40 - (14'11" x 11'2") with double glazed bow window to the front, central heating radiator, Under stairs cupboard,
<b>Kitchen with Dining area</b>	4.42 x 2.59 - (14'6" x 8'6") Range of shaker style kitchen units inc base and wall cupboards, integrated appliances including fridge, oven and hob, cooker hood above., plumbing for washing machine, <b>Dining Area</b> with central heating radiator. Tiled floor, uPVC double glazed rear window and French door to the garden
<b>First Floor</b>	Landing with double glazed side window, airing cupboard,
<b>Bedroom 1</b>	3.68 x 2.49 - (12'1" x 8'2") uPVC sealed unit window, central heating radiator. Built in double door wardrobe
<b>Bedroom 2</b>	2.49 x 2.51 - (8'2" x 8'3") double glazed rear window, central heating radiator. Built in double door wardrobe
<b>Bedroom 3</b>	2.26 x 1.83 (7'5" x 6'0") uPVC sealed unit double glazed front window, central heating radiator, built in double door cupboard.
<b>Bathroom</b>	modern white suite comprises: panelled bath, shower screen, pedestal wash hand basin, low flush WC. Fully tiled to 3 walls, central heating radiator, uPVC double glazed window.
<b>Outside</b>	direct access to a wide and long driveway with parking for 3-4 vehicles leading to a garage. Front Garden is mainly lawned. Access along the driveway with a gate providing access to the rear garden with patio, lawn and mature tree screening.

*These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.*

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