



TAILOR MADE  
SALES & LETTINGS



## Roger Blythebrook Avenue

Appledown Meadow, Coventry, CV7 8RX

Asking Price £450,000



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Tailor Made Sales and Lettings are delighted to bring to market this exceptional four bedroom, three year old detached family home, located on the much sought after, Appledown Orchard development, built by Taylor Wimpey, located off prestigious Tamworth Road on the edge of the city.

The property is only three years old, with the huge advantage of a NHBC builders warranty for a further 7 years, many upgrades throughout from the original build, stunning garage conversion to now provide a spacious multi-use family room, currently a home office, gym and craft room. The garage conversion also now provides a larger open plan high spec kitchen area, superb for entertaining and family time, along with the newly added utility with top spec Quartz counter tops.

The property offers plenty of kerb appeal with stylish and contemporary double glazed windows, different to many of the others on the development, front lawn, private driveway, providing off road parking, EV charge point and secure gated side access.

The rear garden has been landscaped well with paved patio area, stylish aluminium, opening pergola, scope to purchase the Blue Whale Hot Tub Spa, raised lawn area, outdoor lighting, fence and wall enclosed with rising climbers planted.

There is a welcoming front entrance hallway with spacious under stairs storage cupboard, additional utilities cupboard, spacious downstairs WC, which has the drainage in place to be converted into a wet room, cosy front lounge with dual aspect windows bringing in plenty of natural light. There is a lovely sized, open plan high spec kitchen / diner, equipped with wall and base units, upgraded Quartz counter tops, inset sink drainer, induction hob, extractor hood, integrated double oven, fridge freezer

and dishwasher. There is kickboard and under unit, ambient lighting, double glazed windows and patio doors overlooking the garden and doors off to the utility and family room.

The utility has matching wall and base units, upgraded Quartz counter tops, inset sink drainer, space for washer / dryer and double glazed window to the rear.

The multi-use family room, currently used as home office, gym and craft room, has a continuation of the LVT flooring, double glazed window to the front elevation, contemporary wall panelling, radiator and wall mounted TV bracket and power outlets.

The floor floor has a lovely, spacious landing area with double glazed window, airing cupboard, doors off to four excellent sized bedrooms and the family bathroom.

The master bedroom, benefits from a walk in closet with clothes rails and scope for drawer units, recently added modern media wall with storage, double glazed window and door into a lovely, modern en-suite shower room with upgraded tiling, WC, wash hand basin, heated towel rail, shower enclosure and waterfall mains shower.

The three further bedrooms and superb proportions, all capable of having a double bed, bedrooms, two and three are both equipped with fitted wardrobes.

The main family bathroom, benefits from upgrading tiling, a bath with waterfall, mains shower, wash hand basin, WC, heated towel radiator and double glazed window.

## How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or

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solicitors letter)

- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

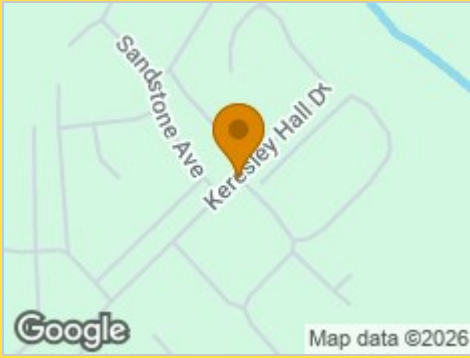
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



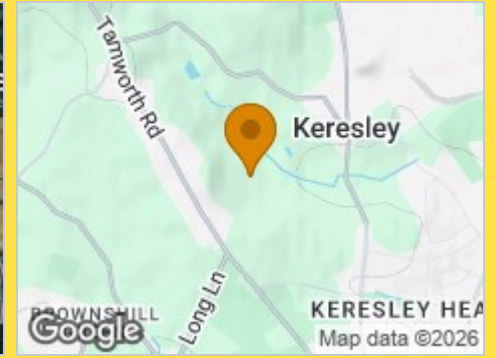
## Road Map



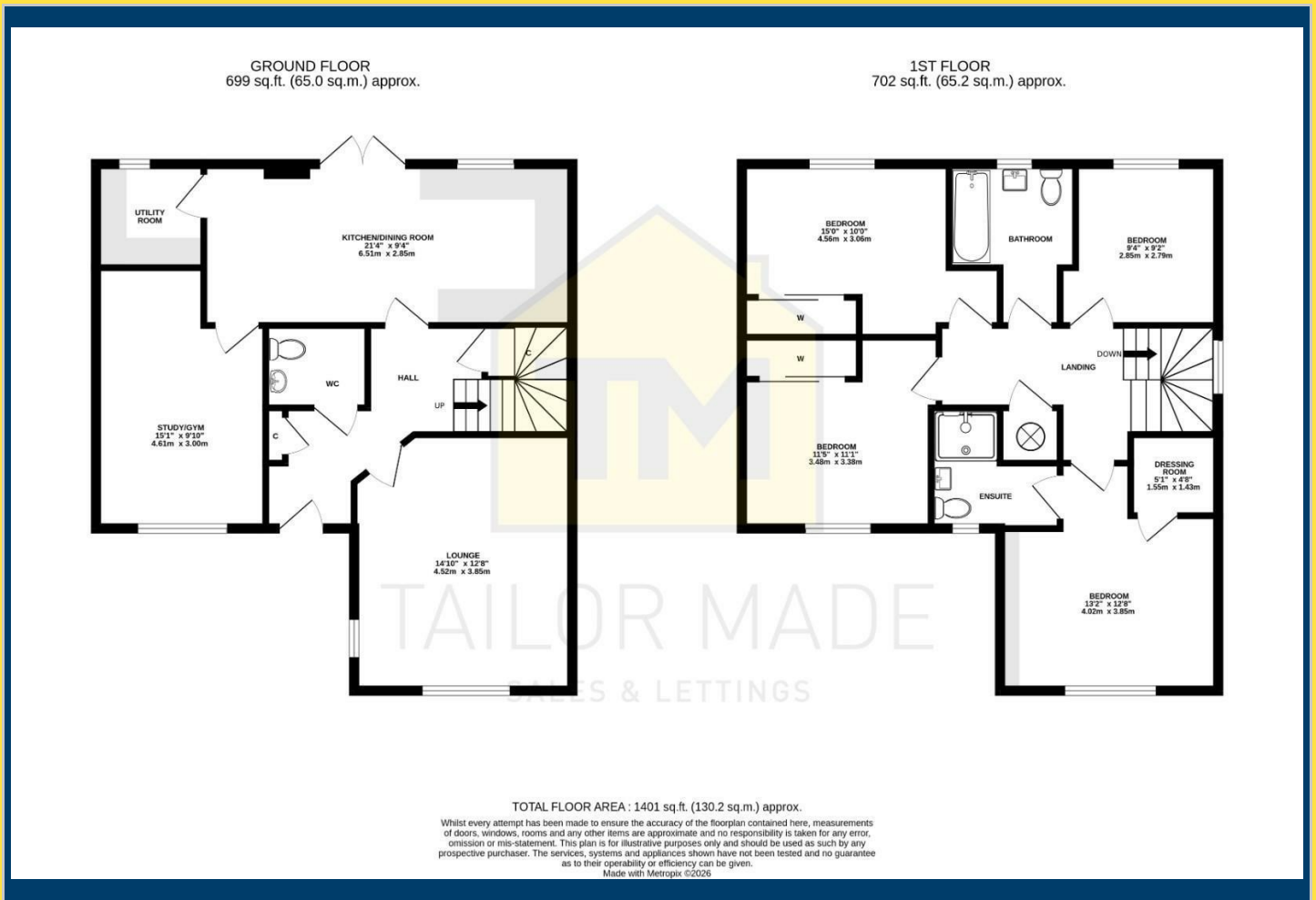
## Hybrid Map



## Terrain Map



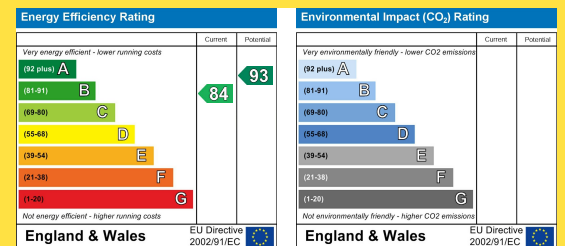
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.