



Watery Lane, Coventry, CV7 8JA

Property Description

Show Home Now Open, Thursday to Monday 10am - 4pm. Book an Appointment today
The Newton Grange development at Watery Lane, Keresley, built by the renowned West Midlands developer Kendrick Homes, comprises seventeen homes, with 6 different house types. A choice of 2, 3 and 4 bedroom homes are available on the development, all carefully designed to complement the natural beauty of the area.
Accessed from Watery Lane, just off the B4098 Bennetts Road by the Hare and Hounds Public House, Newton Grange is conveniently positioned to allow easy access to Coventry, the A444 and the M6 motorway.

The Cotheridge is a large, well designed four-bedroom home with enough space and storage to grow with your family. The hub of the house, the kitchen and dining room, offers enough space for the largest of tables, and for the chefs among you to create some delights. The main reception, with double doors to the rear, offers plenty of light with plots 1 & 2 enjoying a bay window. Upstairs, there are three double bedrooms and one single. There are fitted wardrobes in bedrooms 1, 2 and 3 and an ensuite in bedroom 1.

At Newton Grange you can enjoy the rural charm of a countryside location but still be within reach of all the facilities and amenities you may need. Keresley benefits from being just a few miles from Coventry but also has excellent fast access to the M6 (junction 3 is less than 3 miles away) providing connections to the M42, M69 and beyond. The closest train stations are at Coventry Arena (2 miles) and Coventry (4 miles). Should you want to travel to the bright lights of London, the journey will take just under two hours. Those requiring international travel will find Birmingham Airport less than 12 miles away via the A45. Connectivity doesn't stop at local infrastructure - your new home will help you stay connected via the high-speed fibre internet cable installed to your home.

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Key Features

- Stamp Duty Paid On This Property, Save Up To £8,250
- Family Bathroom And En-suite
- Open Plan Kitchen / Dining
- Three Doubles And One Single Bedroom
- Two Private Parking Spaces
- A Superb Selection Of Seventeen Homes
- Large Four Bedroom Detached Home
- Enhanced Kendrick Homes Specification Worth Up To £20,000
- Stamp duty exempt for first time buyers
- 10 Year New Build Warranty

Guide Price
£415,000



The Cotheridge

4 bedroom home

Plots 1-3, 12 & 13 (detached)

Ground floor

Reception
6150 x 4040mm
(20'2" x 13'3")

Dining
3400 x 2666mm
(11'2" x 8'9")

Kitchen
3484 x 3400mm
(11'5" x 11'2")

Utility
3484 x 3400mm
11'5" x 11'2")

Cloak Room
2050 x 1150mm
(6'9" x 3'9")



Ground floor

*NB. Bay window
to plots 1 & 2 only



EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 333466

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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