



Watery Lane, Coventry, CV7 8JA

**SHELDON
BOSLEY
KNIGHT**

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Property Description

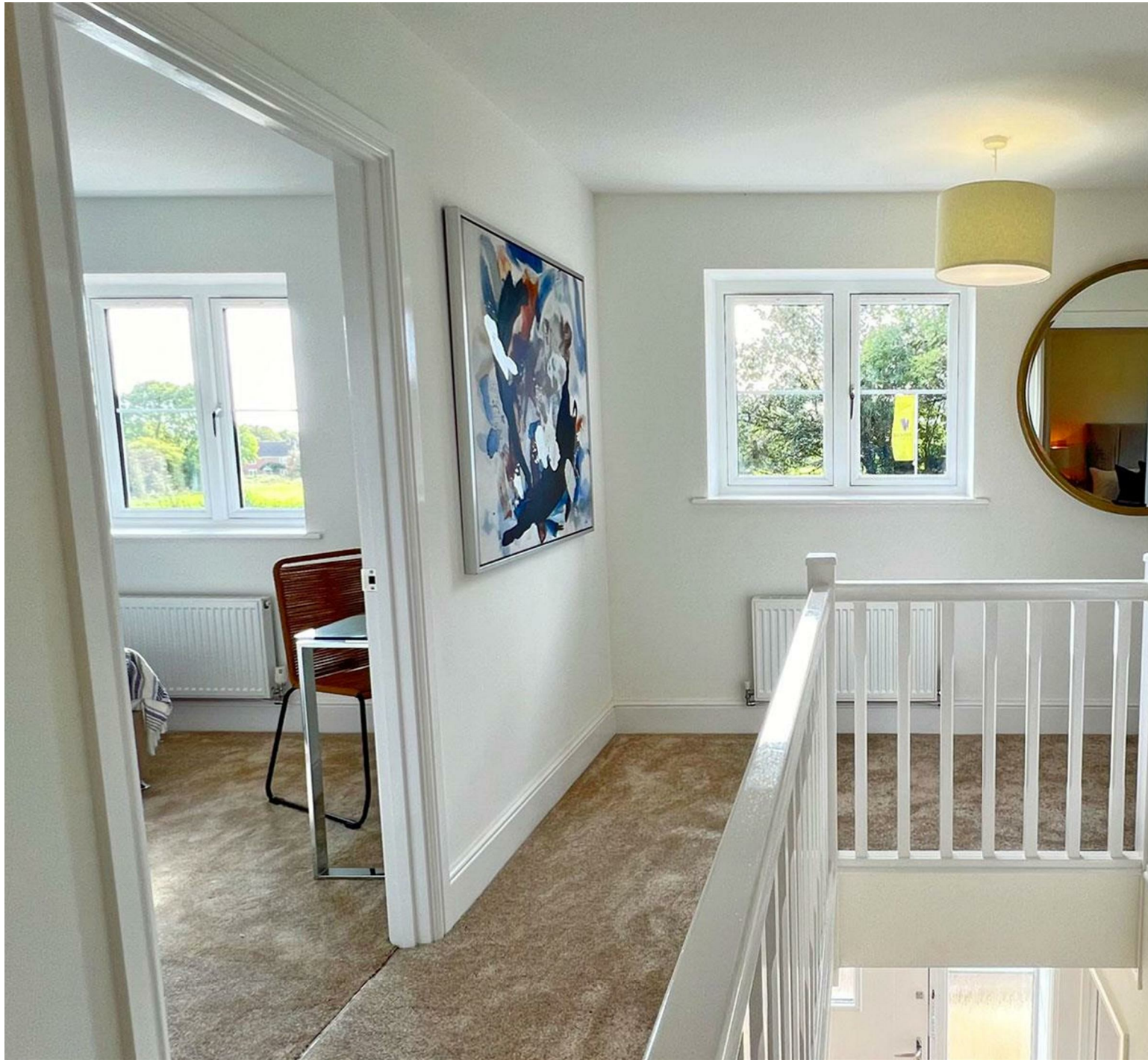
Show Home Now Open, Thursday to Monday 10am - 4pm. Book an Appointment today
The Newton Grange development at Watery Lane, Keresley, built by the renowned West Midlands developer Kendrick Homes, comprises seventeen homes, with 6 different house types. A choice of 2, 3 and 4 bedroom homes are available 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 £10,000
- 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



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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