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Watery Lane
Keresley End CV7 8JA

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Foxbridge Gate is a stunning development of four luxury detached homes situated in the sought after rural location in Keresley, designed to provide ideal living space for a family. Foxbridge Gate is perfectly situated with great links to Coventry City Centre, Birmingham, Birmingham Airport and local shops, local pubs, restaurants and amenities. Build ready for late spring.

Plot 1 is a super four bedroom detached with a spacious lounge, a super kitchen/diner, utility and W/C. Upstairs there are four spacious bedrooms, the master bedroom benefits from an en-suite shower room and fitted wardrobes. Outside there is a garage, off road parking and a lawned rear garden with a paved patio area.

O'Flanagan Homes is a family-run business specialising in building quality homes in the Coventry and Warwickshire area. The O'Flanagan Homes philosophy has always been to build homes rather than houses. That means paying particular attention to the details which are of importance to you. The heritage started when James O'Flanagan started to build homes in Warwickshire in 1949. All O'Flanagan homes come with a 10-year NHBC warranty and have an excellent high-quality finish.

*** PLEASE NOTE SOME IMAGES ARE OF THE SHOW HOME***

selling quality
property since 1995







Dimensions



Floor Plan



Total area: approx. 126.7 sq. metres (1363.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1367.00 sq ft

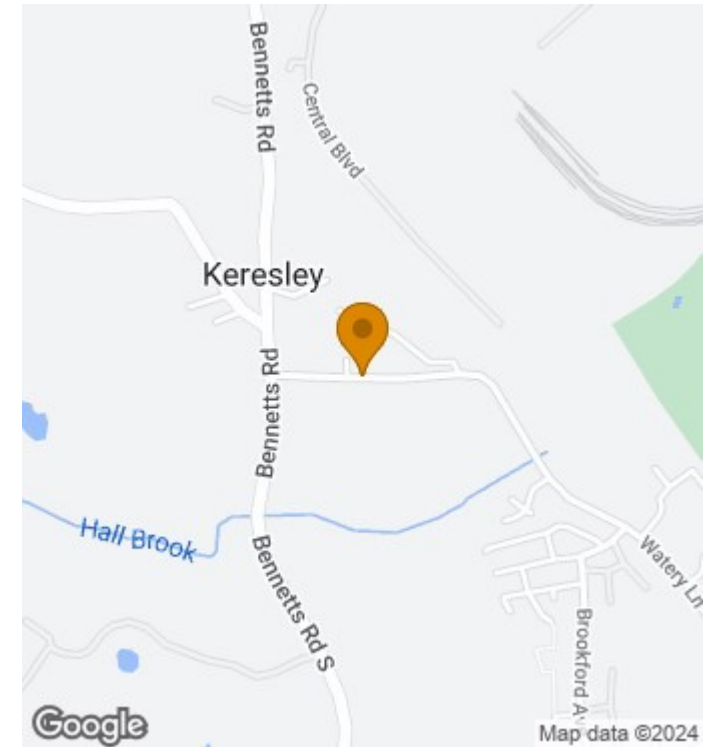
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Home.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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