



Plot 23
FOR SALE



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Property Experts



Jubilee Green
CV6 2PY

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****UPGRADED SPEC**BRAND NEW DEVELOPMENT**BEAUTIFUL FAMILY HOME**OPEN PLAN KITCHEN/FAMILY LIVING**FOUR BEDROOMS**** This brand new family home is situated on the popular Watery Lane Development of Jubilee Green. This exclusive development of just 40 new homes, boasts an ideal location around a 10-minute drive from Coventry city centre. Close to excellent transport links, local amenities, green spaces and well-regarded local schools.

The Scrivener is a lovely family home with accommodation comprising: Entrance hall, storage and guest WC, utility room and further storage. The lounge overlooks the front aspect of the property and the open plan fitted family kitchen/breakfast room overlooks the rear garden. The kitchen offers integral appliances.

On the first floor the master bedroom has an ensuite shower room, three further bedrooms share the family bathroom.

Outside there are gardens, a driveway and a garage. There are electric charging points to the outside of the properties.

Custom text box



selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Bedroom

2,075 x 1,905

Hallway

Living Room

4,943 x 3,537

Family/Dining Room

4,480 x 2,884

Kitchen

3,335 x 3,202

Utility

1,838 x 1,708

Cloakroom

2,083 x 0,973

FIRST FLOOR

Bedroom One

4,589 x 2,963

En-suite

2,224 x 1,345

Bedroom Two

3,463 x 3,030

Bedroom Three

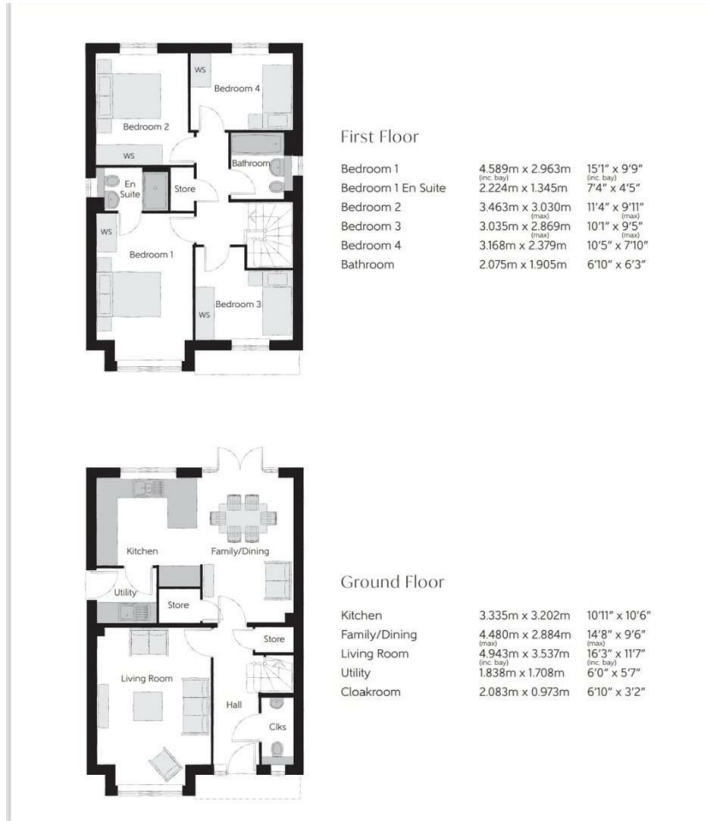
3,035 x 2,869

Bedroom Four

3,168 x 2,379



Floor Plan



Total area: 1184.04 sq ft

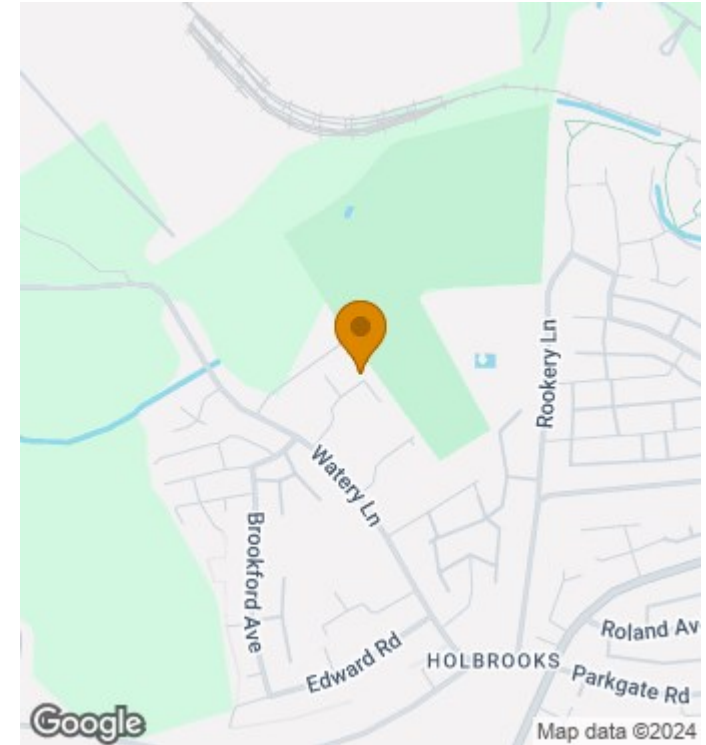
Disclaimer

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

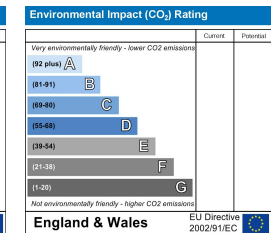
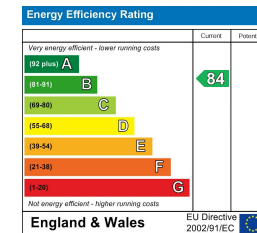
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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, 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



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