



**Plot 84 Southcrest Rise, Glasshouse Lane, Kenilworth**

Guide Price **£520,000**





## PROPERTY OVERVIEW

### Plot 84 – Lawton

Ready to occupy November / December - AVAILABLE TO RESERVE NOW!

Introducing this exquisite three-bedroom detached property, a remarkable new build from Miller Homes, radiating quality craftsmanship and contemporary elegance. Prepare to be captivated by its sophisticated allure and stylish design.

Arriving in November / December 2023, this remarkable residence boasts a 10-year new build guaranty, providing complete peace of mind for discerning buyers seeking longevity and utmost care.

As you step inside, you are greeted by a spacious entrance hallway, setting the tone for the generous proportions found throughout this immaculate home. Delight in the expansive open plan kitchen and dining area, adorned with sleek finishes, while French doors invite natural light to embrace the space and effortlessly connect indoor and outdoor living.

Continuing on, an equally impressive lounge beckons, boasting its own set of French doors that lead seamlessly to the rear garden. Each of the three generously sized bedrooms offers comfort and privacy, with the principal bedroom enjoying an ensuite bathroom and fitted storage.

Completing this remarkable offering is a pristine family bathroom, a lush lawn rear garden, and a single garage, assuring practicality and convenience for modern living.



### **Dimensions**

Lounge - 3.15m x 4.13m 10'4" x 13'7"

Family/Dining - 3.26m x 3.59m 10'8" x 11'10"

Kitchen - 3.26m x 3.62m 10'8" x 11'11"

WC - 1.00m x 1.92m 3'3" x 6'4"

Principal Bedroom - 3.45m x 3.75m 11'4" x 12'4"

En-Suite - 3.01m x 1.49m 9'11" x 4'11"

Bedroom 2 - 2.85m x 3.38m 9'4" x 11'1"

Bedroom 3 - 3.61m x 3.05m 11'10" x 10'0"

Bathroom - 1.69m x 2.32m 5'7" x 7'7"

### **Why Buy New Build?**

Purchasing a new build property offers an array of compelling advantages that make it an excellent choice for homebuyers. These properties are designed with modern aesthetics and the latest construction techniques, ensuring optimal energy efficiency and a contemporary living experience. By choosing a new build, you're free from the wear and tear associated with older homes, and you can enjoy the peace of mind that comes with brand-new appliances, plumbing, and electrical systems. Additionally, developers often provide customizable options, allowing you to tailor certain aspects of the property to your preferences. With warranties covering structural integrity and essential systems, you can confidently embark on a homeownership journey with reduced maintenance worries. In sum, a new build property promises not only a comfortable and cutting-edge lifestyle but also long-term value and a seamless transition into your new home.



## How Can We Help?

Whether you are a first-time buyer looking to get onto the property ladder, or simply making your next move, we are here to help. Speak to us today to see how we can help with your next move!

*Disclaimer - The dimensions of irregular shaped rooms are shown to maximum measurements and have been calculated from architects plans and may vary during construction. The plans above are representative of this house type, however each property may vary. The plans are not to scale and are for identification purposes only.*

## PROPERTY LOCATION

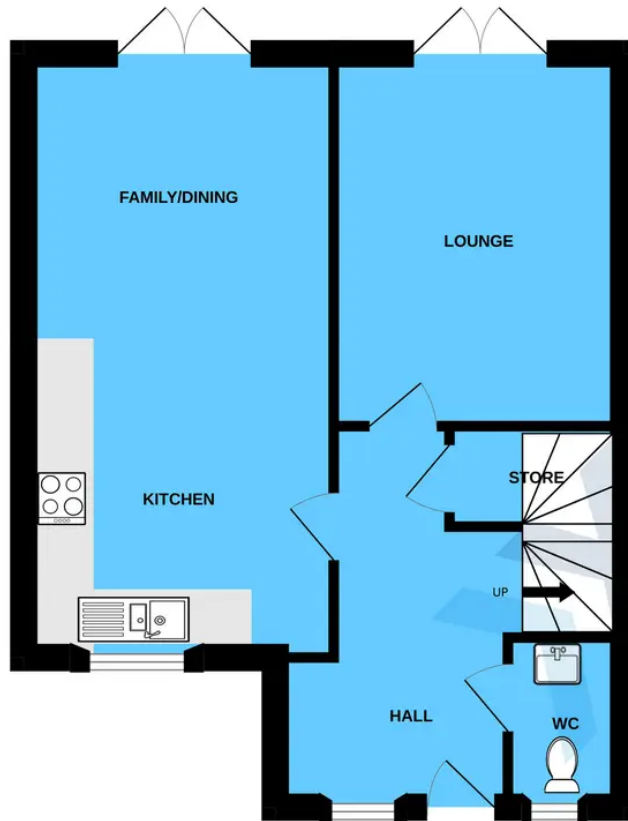
This leafy suburb has a range of amenities close by, yet you are also only five miles from the centre of Coventry. Just a short drive out of the city you will find the spectacular Kenilworth Castle and Elizabethan Garden. This stunning English Heritage site is one of Britain's largest, dating back around 900 years. With its medieval keep, Tudor towers with stunning views and also the beautiful garden to explore, it offers a fantastic day out for all the family. The beautiful green open space at Coombe Abbey Park is easily accessible from Steeples Green, just a 26 minute drive away, offering 500 acres of woodland to explore, dog walking, wildlife spotting and fishing. The area enjoys fantastic transport links. For commuters, Coventry train station provides fast and frequent services to major destinations including London Euston in under an hour and Birmingham New Street in as little as 22 minutes. For travelling by road, the development is only around 13 minutes' drive from the M6/M42 interchange via the A452, whilst the M1 is also within easy reach, approximately 21 miles to the west via the M45. For international travel, Birmingham Airport is less than 15 minutes away by car.



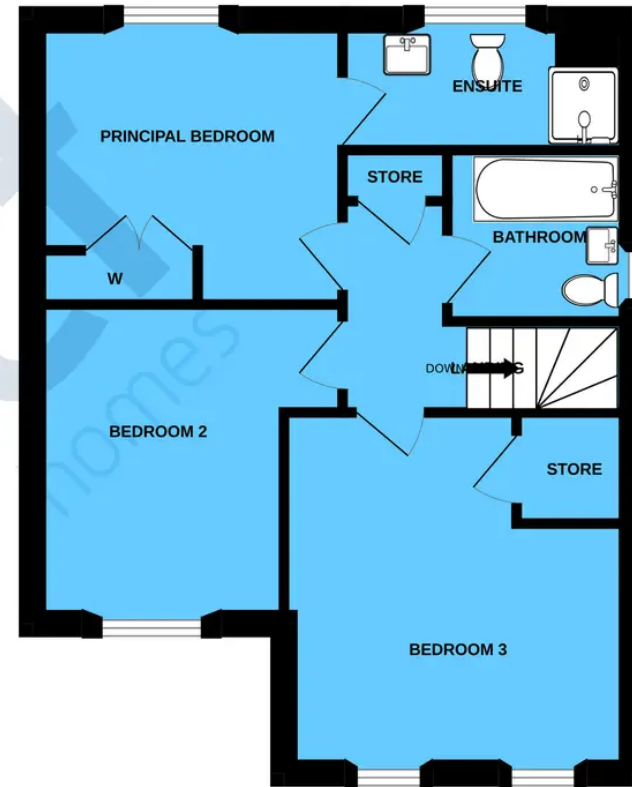
#### **MONEY LAUNDERING REGULATIONS**

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 regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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SALES & LETTINGS

