



Plot 96 Southcrest Rise, Glasshouse Lane, Kenilworth

Guide Price £375,000



PROPERTY OVERVIEW

Plot 96 - Overton

We are delighted to present this immaculate three-bedroom semi-detached property, located within a new build development by renowned builders, Miller Homes. This exceptional home is ready for immediate occupation, offering spacious living areas and modern finishes throughout.

Upon entering this stunning property, you are greeted by an inviting entrance hallway, leading to a bright and airy lounge, perfect for relaxation and entertaining. The fitted kitchen/diner provides ample space for family meals, complete with integrated appliances and stylish cabinetry. A convenient downstairs toilet adds to the practicality of this home.



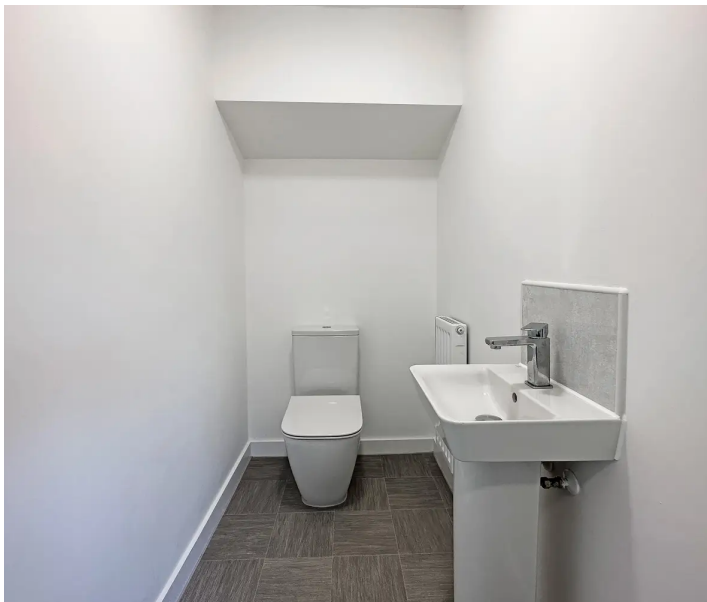
Upstairs, the principal bedroom boasts an ensuite bathroom and fitted storage, ensuring a serene and clutter-free atmosphere. Two additional generously-sized bedrooms offer versatility for guests, children, or a home office. The family bathroom is elegantly designed, showcasing contemporary fixtures and fittings.



The French doors from the kitchen seamlessly connect the interior living space to the neatly presented rear garden, promising endless opportunities for outdoor enjoyment and al fresco dining. Parking spaces are available to accommodate multiple vehicles.

This property perfectly combines modern style with functional living, making it an ideal choice for families or professionals seeking a well-appointed home. Don't miss the opportunity to make this stunning property your own. Contact us today to arrange a viewing.

- Three Bedroom Semi-Detached Property
- Built By Miller Homes
- 10 Year New Build Guarantee
- Fitted Kitchen / Diner
- Spacious Lounge
- Principal Bedroom With Wardrobes & Ensuite
- Family Bathroom
- Lawn Rear Garden
- Parking For Multiple Vehicles



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.



Dimensions

Lounge - 3.56m x 4.49m 11'8" x 14'9"

Kitchen/Dining - 3.34m x 3.83m 11'0" x 12'7"

Laundry - 1.08m x 1.96m 3'7" x 6'5"

WC - 1.08m x 1.78m 3'7" x 5'10"

Principal Bedroom - 3.09m x 3.28m 10'2" x 10'9"

En-Suite - 1.18m x 2.03m 3'10" x 6'8"

Bedroom 2 - 2.37m x 3.26m 7'10" x 10'8"

Bedroom 3 - 2.04m x 2.17m 6'8" x 7'2"

Bathroom - 2.37m x 1.69m 7'10" x 5'7"

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!

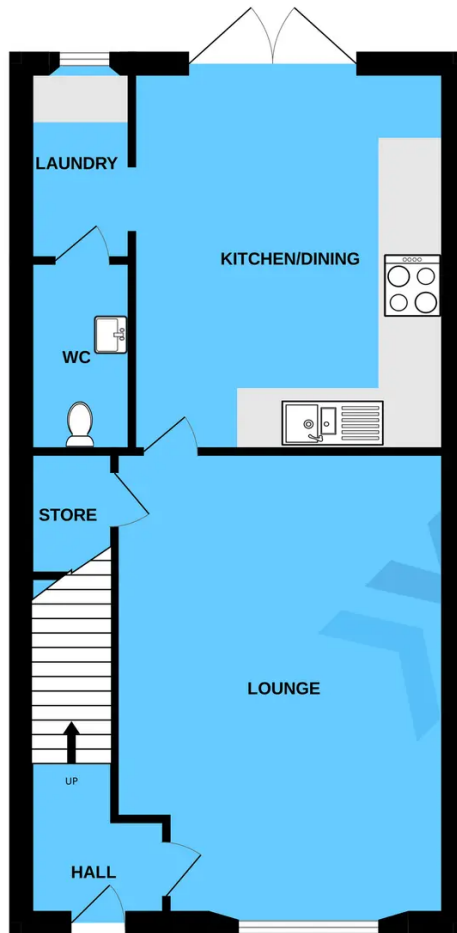
Disclaimer - The dimensions of irregular shaped rooms are shown to maximum measurements and have been calculated from architects plans and may vary during construction. The plans above are representative of this house type, however each property may vary. The plans are not to scale and are for identification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

PROPERTY LOCATION

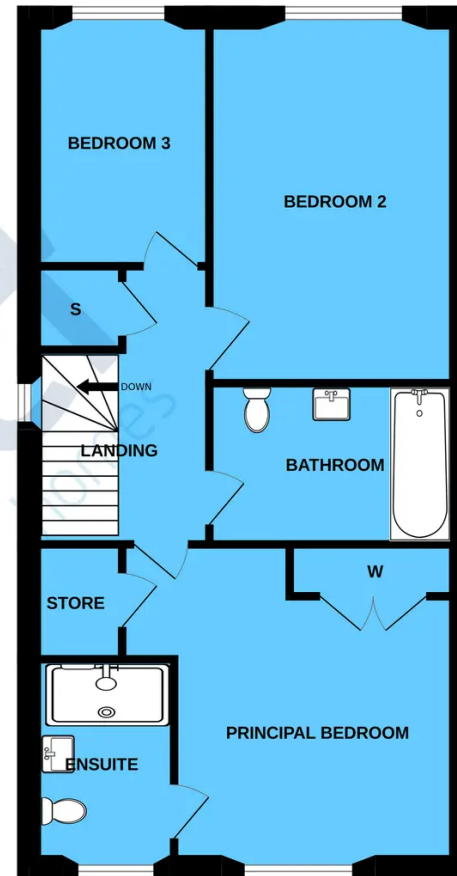
This leafy suburb has a range of amenities close by, yet you are also only five miles from the centre of Coventry. Just a short drive out of the city you will find the spectacular Kenilworth Castle and Elizabethan Garden. This stunning English Heritage site is one of Britain's largest, dating back around 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.



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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