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Newdigate Road,
Foleshill,
Coventry,
CV6

119,950



- Exclusive modern mews development by Symonds & Newey
- Backwater setting in courtyard of 3 one bedroom mews properties
- 10 year NHBC guarantee, centrally heated and double glazed
- Comprehensively fitted kitchen and bathroom
- Allocated car parking space and enclosed rear garden



Ref: PRB12839

Viewing Instructions: Strictly By Appointment Only

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General Description

This development now qualifies for the Help to Buy Scheme. First time buyers purchasing the property at 114,500 will only require 5% deposit which is (5,725) with the Government giving an interest free loan of 20% (22,900) of the property value for the first 5 years. Cartwright Hands Estate Agents are proud to be marketing an exclusive starter home development by 'Symonds and Newey' to the north east side of the city set in a pleasant and secluded backwater setting. The properties are in the process of completion to a very high standard with a 10 year NHBC guarantee. The property enjoys an individual one bed roomed mews property layout, centrally heated and double glazed with allocated car parking space approached via a courtyard entrance with enclosed fenced rear garden. We would strongly recommend viewing this small select development for which would ideally suit a first time buyer as a starter home or investment lettable accommodation. The property is well served within a few minutes drive of the A444 towards Coventry and Nuneaton as well as the M6 motorway network.

Accommodation

Accommodation comprises

On the ground floor



upvc entrance door

With diamond shaped double glazed inset to the

Entrance Hall

With staircase to the first floor.



Open plan Living Room/Kitchen (15' 04" x 17' 03") or (4.67m x 5.26m)

With the kitchen to be comprehensively fitted with base and wall cupboards, uPVC double glazed double doors to the rear garden.

On the first floor

Landing

Large double bedroom (13' 10" x 15' 05") or (4.22m x 4.70m)

Incorporating en suite bathroom



En suite Bathroom

To be fitted with a white three piece suite.



Outside

Shared communal tarmacadam courtyard entrance leading to an allocated car parking space, pedestrian access shared with plot 3 through to the rear garden to be fenced and laid with part graphite grey paving.

Location

From the city proceed out via Stoney Stanton Road, at the traffic lights turn right into Red Lane, left into Cromwell Street, right into Mulliner Street at the far end, right into Newdigate Road, and Newdigate Mews will be found on the right hand side recognised by the for sale sign.

Services

We believe all mains services are connected to the property. Apart from gas.

Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale.

Special Note

We have not tested the equipment, appliances and services in this property.

Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

The measurements are supplied for guidance.

Note

It should be noted that these particulars have not been verified by the vendor.

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 Crime

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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

Services

EPC Rating:82

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.