



## 14 Cadet Close, New Stoke Village, Coventry, CV3 1PR

Price Guide £260,000



# 14 Cadet Close, Coventry CV3 1PR

\*\*\*OFFER AGREED\*\*\*MODERN 3 BEDROOM SEMI-DETACHED WITH GARAGE, DRIVEWAY & FURNISHINGS\*\*\* Nestled in a Cul-de-Sac at desirable 'New Stoke Village CV3' synonymous with professionals and families boasting exceptional Amenities and commutability to JLR (Whitley). Contact: Sanjay Panchal



Council Tax Band: B



\*\*\*IDEAL STARTER HOME OR BUY TO LET\*\*\*

EXECUTIVE 3 BEDROOM SEMI-DETACHED WITH GARAGE & DRIVEWAY FOR 2 CARS Nestled in a Cul-de-Sac at desirable 'New Stoke Village' which epitomises City living with access to CITY CENTRE, local shops, Retail Parks, sports and leisure facilities with nearby parks, fitness centres (ALAN Higgs and DAVID LLOYD) and COPSEWOOD GRANGE Golf Course, schools (Pattison College, Whitley Academy, Blue Coat Church of England, Sacred Heart Catholic, Gosford Park, Stoke Park School & Community College etc.), road/transport links and plenty More! Great commutability to JLR (Whitley), PSA Peugeot Citroen (Stoke), COVENTRY UNIVERSITY Hospital, Severn Stars, Binley and Pilot Business Parks.

The 2011 build features:

- Front facing lounge diner with laminate flooring
- Kitchen diner with integral cooker, washing machine and fridge freezer
- Ground floor W/C
- 3 bedrooms (Master with Double Shower EN-SUITE)
- Family bathroom also with Shower
- 3 W/C's
- Large GARAGE and DRIVE for 2 Cars
- Low maintenance rear Garden laid to lawn with PATIO.
- FURNISHED or UNFURNISHED.

TENURE:

- Freehold.
- Garage: Leasehold (999 year lease from 2010. No rent or service charges payable).
- NO CHAIN.
- Council Tax Band: B.

DIMENSIONS:

- See floor plan.

CERTIFICATES:

- EPC Rate: C (Exp: 29/7/29)
- Gas safety certificate (Exp: 1/5/25)
- Electrical Installation Condition Report - EICR (Exp 12/4/27)

\*\*\*FOR MORE INFORMATION & SHOWING\*\*\*

Contact: Sanjay Panchal at MAISON Estates

1) Disclaimer for virtual showings:

If you make an offer based solely on a virtual showing then MAISON Estates Ltd will not accept any liability for errors in the information supplied, including but not limited to, dimensions, video and images. Should you submit an 'offer to purchase' a property then you accept that any representations made in relation to the property are based on virtual information provided by the Vendor only. MAISON Estates Ltd is not responsible for this information or its accuracy. You are advised to make further enquiries if in any doubt before confirming your offer or completion of sale.

2) Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the

property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs and video recordings depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

#### MONEY LAUNDERING REGULATIONS 2003

Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult Maison Estates for further information.



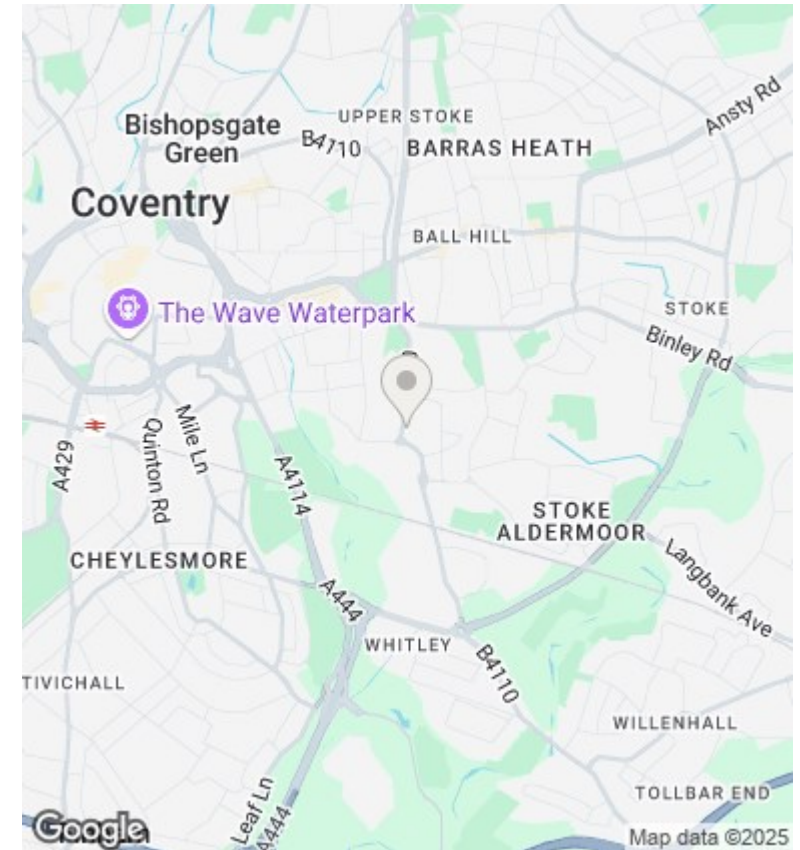






3 BEDROOM SEMI DETACHED WITH GARAGE

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.  
Made with Metroplan 6.2024



## Directions

## Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC