



Plot 7– Steeples Green, Pickford Green Lane, Eastern Green

Guide Price £500,000





PROPERTY OVERVIEW

Plot 7 - The Hilltown B

Presenting a truly exceptional opportunity to acquire a remarkable four bedroom detached new build property, expertly crafted by Lagan Homes. Offering the peace of mind of a comprehensive 10 year new build guaranty, this property is an ideal choice for the astute buyer seeking modernity, quality and comfort.

Upon entry, a welcoming hallway leads to a convenient downstairs toilet, catering to the needs of modern family living. The heart of the home lies in the spacious open plan kitchen and dining area, complete with a practical utility, providing ample space for culinary creations and effortless entertaining. The living room, boasting dual aspect windows, floods the space with an abundance of natural light and opens up to the rear garden through elegant French doors.



Ascending the staircase, four well-proportioned bedrooms await, offering ample accommodation for a growing family. The principal bedroom is generously sized and benefits from an ensuite bathroom, ensuring privacy and convenience. A second bedroom also features an ensuite, with the remaining bedrooms being serviced by a family bathroom.

Convenience is further enhanced by the inclusion of a single garage and parking spaces, providing secure storage and peace of mind. The property's rear garden comprises a well-kept lawn, offering a serene outdoor space to relax and unwind.

With its contemporary aesthetics, generous proportions, and quality finishes throughout, this property presents a unique chance to acquire a truly desirable family home in a highly sought-after location.

Welcome to Steeples Green by Lagan Homes

An exciting new development of 2,3,4 and 5-bedroom homes in Eastern Green. Offering a mix of house styles to suit all lifestyles, these beautifully built homes are built to Lagan Homes' exacting standards, combining exemplary design with meticulous attention to detail, creating exceptional homes in a fantastic location. This leafy suburb has a range of amenities close by, yet you are also only five miles from the centre of Coventry.

Named UK City of Culture in 2021, Coventry is an exciting and vibrant place to live, with so much on offer for work, rest and play. Today, this second largest city in the West Midlands is home to a whole host of arts, leisure, sports and cultural venues.



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. *Terms and conditions apply. Save £thousands with the Make It Your Own Package incentive available on selected homes only, based on reservations taken between 01 August 2023 and 30 September 2023. This offer is available on selected developments and plots only and cannot be used in conjunction with any other Lagan Homes offer. We reserve the right to amend or withdraw an offer at any time prior to payment of a reservation fee. Please speak to one of our Sales Advisors if you have any questions or queries regarding this offer. Subject to individual lender terms and conditions.*



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.

- Four Bedroom Detached Property
- Built By Lagan Homes
- 10 Year New Build Guarantee
- Open Plan Kitchen / Diner
- Practical Utility Room
- Dual Aspect Living Room
- Principal Bedroom With Ensuite
- Lawn Rear Garden
- Single Garage & Two Parking Spaces



ENTRANCE HALLWAY

LIVING ROOM

22' 6" x 10' 4" (6.87m x 3.15m)

DINING ROOM

18' 6" x 9' 10" (5.65m x 2.99m)

KITCHEN

12' 7" x 9' 11" (3.84m x 3.02m)

UTILITY

6' 9" x 6' 6" (2.05m x 1.98m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

14' 8" x 13' 0" (4.47m x 3.95m)

ENSUITE

BEDROOM TWO

12' 7" x 11' 5" (3.84m x 3.47m)

ENSUITE

BEDROOM THREE

9' 11" x 9' 10" (3.02m x 3.00m)

BEDROOM FOUR

9' 3" x 7' 9" (2.83m x 2.36m)

BATHROOM

partment

42

§ 5, 24, 56

§ 10, 43, 44, 49, 52

§ 15, 45, 46, 47, 48, 57

§ 25, 26, 27, 28, 40, 41

§ 1, 4

2

§ 3, 18, 21, 54, 59

§ 6, 17

§ 8, 9, 16, 23, 50, 51, 55

19

§ 7, 20, 22, 58

§ 53, 60

§ 11-14, 29-39



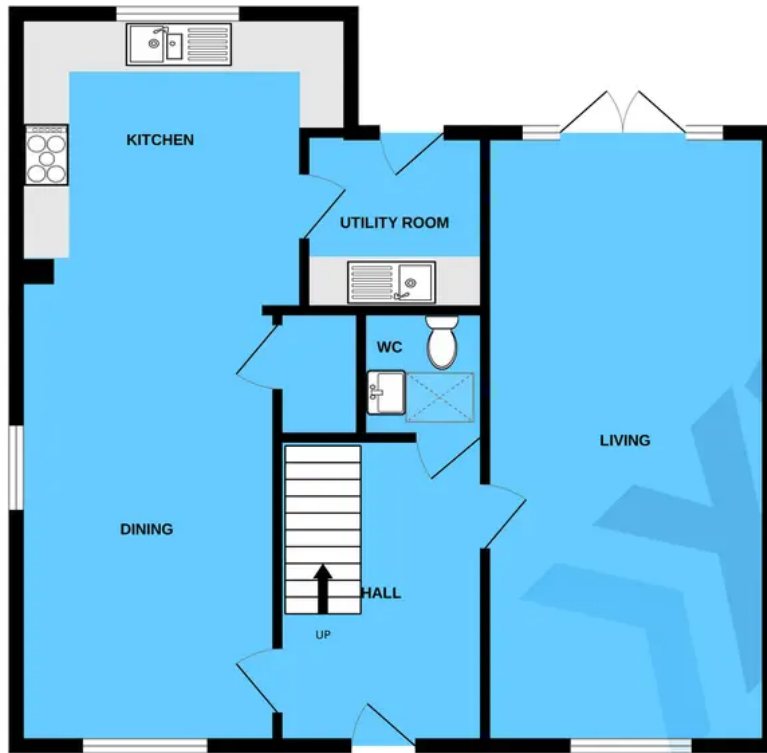
OUTSIDE THE PROPERTY

GARAGE

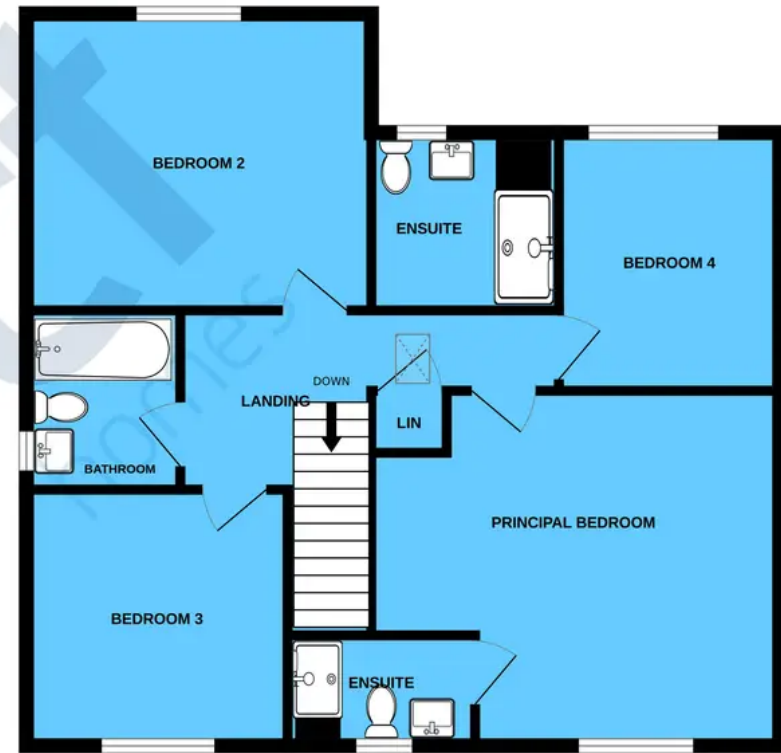
MONEY LAUNDERING REGULATIONS

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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