

Exhall Meadow

SHARED
OWNERSHIP
AVAILABLE



Somewhere to call home

-  **The Padbury**
2 bedroom home
-  **The Denton**
3 bedroom home
-  **The Walden**
3 bedroom home
-  **The Westbourne**
3 bedroom home



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Wilson's Lane, Bedworth, Exhall, Coventry CV7 9FU



Please note: All CGIs, floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail, including individual plot plans and colours. Sizes and dimensions approximate and subject to change. Correct at time of print – October 2024

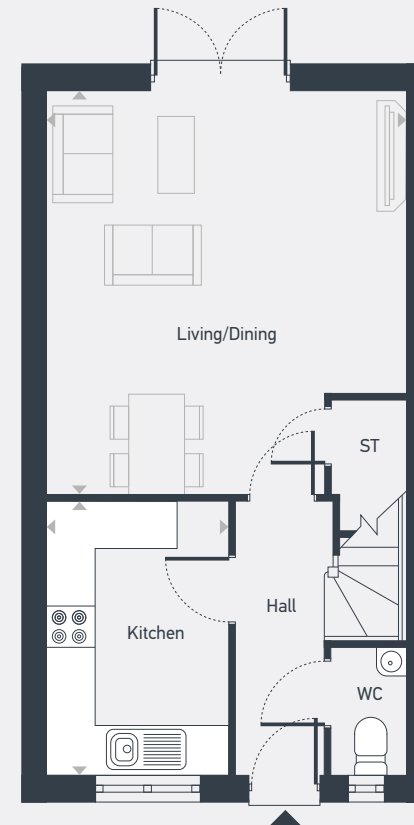
Exhall Meadow



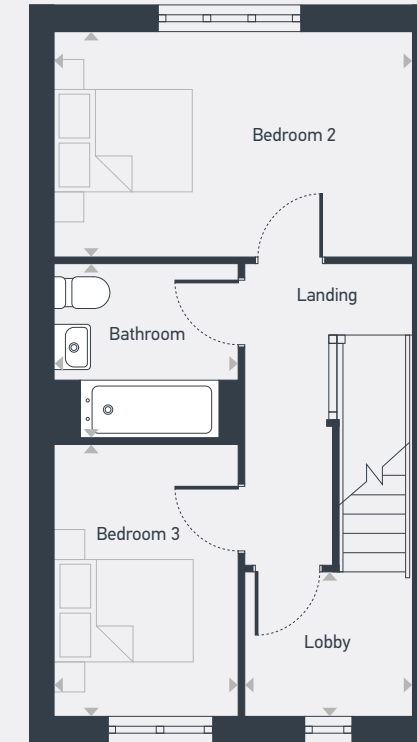
The Denton 3 bedroom home

Plots as drawn: 6, 8, 33, 35, 44, 50, 60, 86 and 92
 Handed: 7, 9, 32, 34, 45, 51, 61, 85 and 91

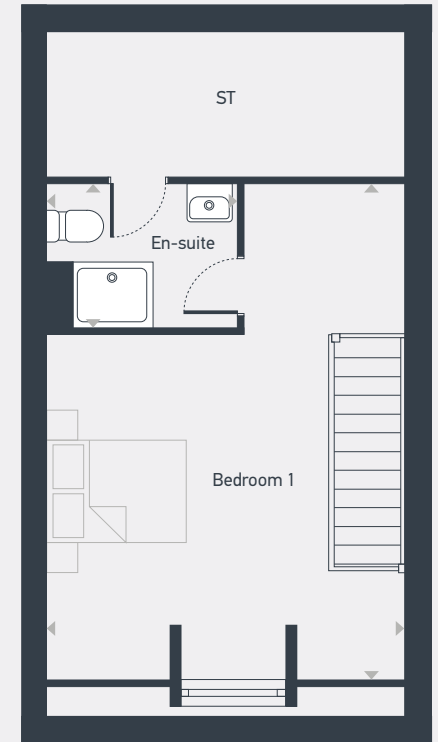
101.08 sq. m / 1,088 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ST: Store WC: Water Closet

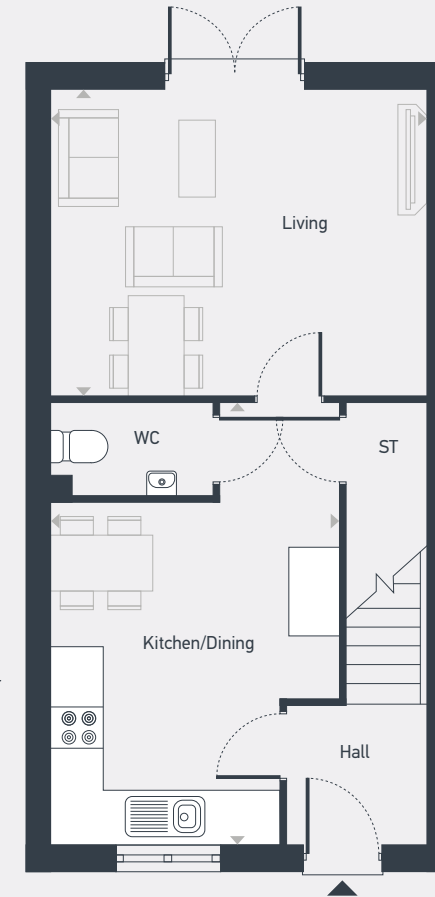
DIMENSIONS	m	ft
Kitchen	3.40m x 2.26m	11'2" x 7'5"
Living/Dining	4.97m x 4.42m	16'4" x 14'6"

DIMENSIONS	m	ft
Bedroom 1	4.42m x 3.29m	16'3" x 9'1"
En-suite	2.41m x 1.77m	16'3" x 9'1"
Bedroom 2	4.42m x 2.76m	14'6" x 9'1"
Bedroom 3	3.35m x 2.31m	11'0" x 7'7"
Lobby	2.02m x 1.78m	6'8" x 5'10"
Bathroom	2.31m x 2.16m	7'7" x 7'1"

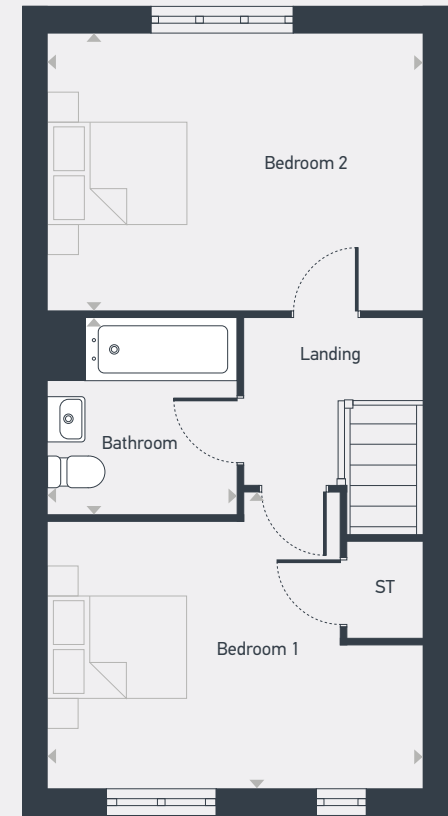


Plots as drawn: 18, 19, 21, 28, 41, 42, 64 and 65
 Handed: 17, 22, 23, 27, 43, 54, 56, 62, 63, 66, 79, 81, 82 and 84

71.04 sq. m / 765 sq. ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet

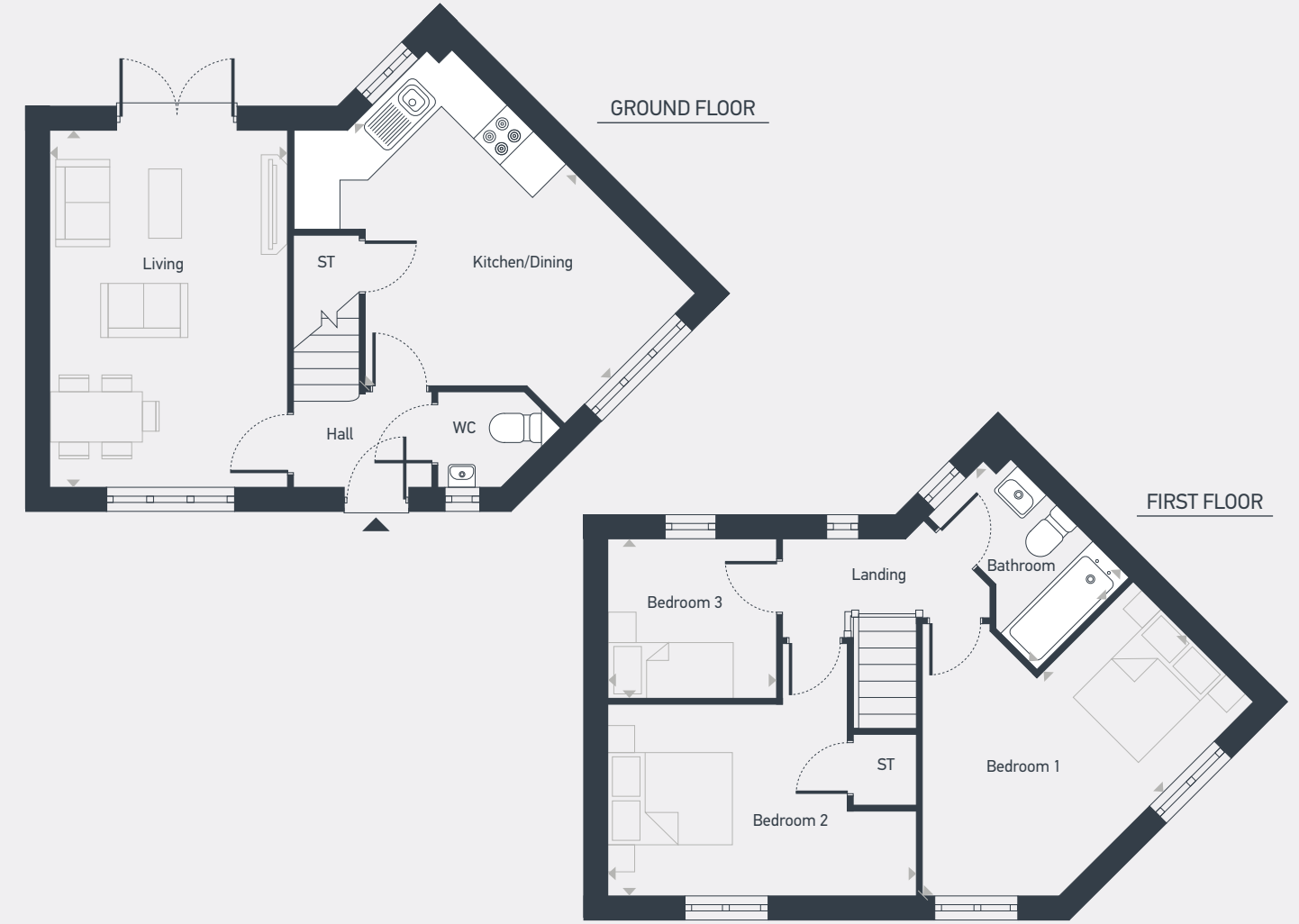
DIMENSIONS	m	ft
Kitchen/Dining	3.87m x 3.25m	12'6" x 10'8"
Living	4.20m x 3.41m	13'9" x 11'2"

DIMENSIONS	m	ft
Bedroom 1	4.20m x 3.11m	13'9" x 10'3"
Bedroom 2	4.20m x 2.95m	13'9" x 9'8"
Bathroom	2.17m x 2.08m	7'1" x 6'10"



Plots as drawn: 2 and 59
Handed: 1

77.10 sq. m / 830 sq. ft



ST: Store WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.97m x 4.08m	16'4" x 13'5"
Living	4.86m x 3.20m	15'11" x 10'6"

DIMENSIONS	m	ft
Bedroom 1	5.05m x 2.34m	16'7" x 7'8"
Bedroom 2	4.20m x 2.62m	13'9" x 8'7"
Bedroom 3	2.26m x 2.15m	7'5" x 7'1"
Bathroom	2.54m x 1.71m	8'4" x 5'7"

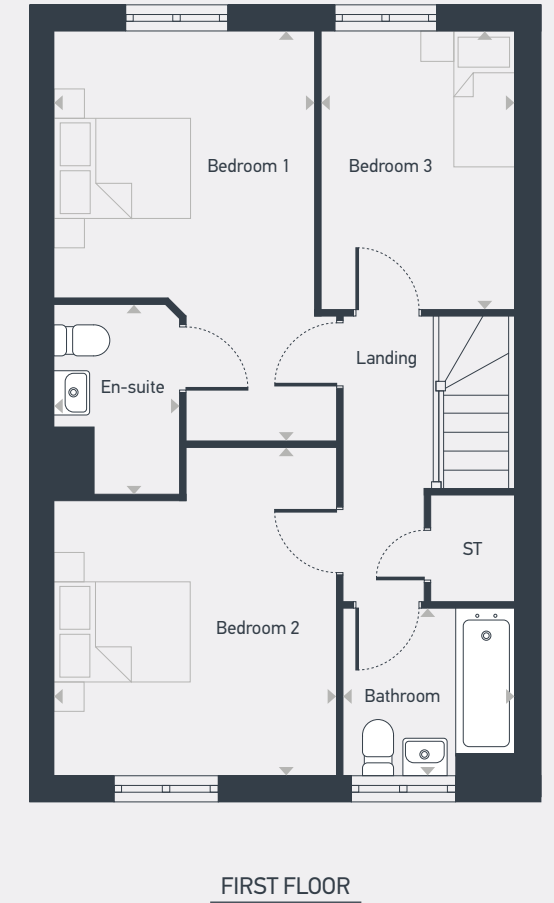


Exhall Meadow

The Westbourne 3 bedroom home

Plots as drawn: 5, 21, 36, 52, 67 and 95
 Handed: 20, 37, 38, 53, 68, 93 and 94

94.66 sq. m / 1,019 sq. ft



ST: Store WC: Water Closet

DIMENSIONS	m	ft
Kitchen	3.43m x 3.21m	11'3" x 10'7"
Living/Dining	5.38m x 5.37m	17'8" x 17'7"

DIMENSIONS	m	ft
Bedroom 1	3.19m x 3.00m	10'5" x 9'10"
En-suite	2.17m x 1.38m	7'1" x 4'6"
Bedroom 2	3.82m x 3.28m	12'6" x 10'9"
Bedroom 3	3.31m x 2.29m	10'10" x 7'6"
Bathroom	2.01m x 1.94m	6'7" x 6'4"





GENERAL

- Chrome plated ironmongery to internal doors
- Landscaped front garden
- 1.8m close boarded fence / 2.0m high screen wall
- UPVC double glazed windows
- UPVC double glazed French doors
- 2 zone programmable gas central heating system with thermostatic radiator valves
- Pendant light fittings
- Carpets fitted in hallways, bedrooms, lounge and stairs

DECORATING

- Almond white matt emulsion painted walls and ceilings
- White gloss paint to interior woodwork

KITCHEN/UTILITY

- Symphony kitchen
- Stainless steel conventional electric oven, gas hob
- Stainless steel splashback and integrated extractor hood
- Stainless steel single bowl sink
- Boiler housing
- Fridge freezer
- Vinyl flooring

BATHROOM

- Fitted white sanitaryware
- Tiling around bath and basin
- Bristan Frenzy bath with filler tap
- Extractor fan to bathroom
- Shower over bath

EN-SUITE

- Fitted white sanitaryware
- Bristan Zing mixer bar shower in the en-suite
- Extractor fan to bathroom
- Moisture resistant dome flush light fitting
- Down lights
- Vinyl flooring

ELECTRICAL

- White sockets and switches
- TV aerial socket to lounge
- BT socket to lounge
- Vehicle charging point
- Solar panels
- EV Chargers
- Down lights

EXTERNAL

- Turf to rear garden
- Water butt
- Bike shed

SAFETY & SECURITY

- Security latches to windows except fire egress
- Mains fed smoke detectors to hallway and landing

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