



WILLOW GROVE

COVENTRY

An exciting new development of 2, 3 & 4-bedroom homes

LaganHomes[®]



WELCOME to WILLOW GROVE

Willow Grove offers a selection of two, three and four bedroom houses, along with two bedroom bungalows, centred around a community orchard and a public open space. Ideally located close to the centre of Coventry, it's the perfect place to enjoy life to the full.

Willow Grove is perfectly placed just south of the A45 in Pickford Green, just fifteen minutes from the centre of Coventry.

Everyday essentials can be found just a couple of minutes down the road in Eastern Green, where you'll also find St Andrews Church of England Infant School and Eastern Green Junior School. Both schools were rated as "Good" in their most recent Ofsted reports.

There is a good choice of secondary schools and Sixth form colleges within easy reach of Willow Grove. The city of Coventry is home to two Universities, the city centre-based Coventry University and The University of Warwick.

Eastern Green Village Hall is just over half a mile away and offers a range of amenities including a pre-school, yoga and pilates classes.

The Bob Coward Memorial Ground, which is home to Barkers Butts Rugby Football Club is just a short walk away from the development. Millisons Wood nature reserve is also nearby; the Woodland Trail is perfect for a gentle stroll, with the complete circuit taking around half an hour.

For something to eat or drink, The Queen's Head pub and The Unicorn are both less than two miles way.

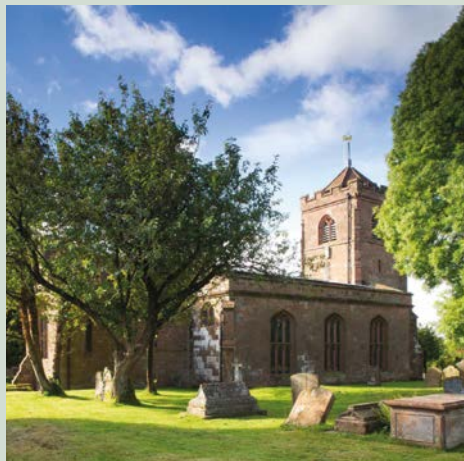


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An idyllic country community close to the centre of Coventry.

”





IN and AROUND

Coventry is a lively city, with a wide range of amenities; selected as UK City of Culture for 2021, the city has a rich heritage, from Lady Godiva, through several spells as the country's capital, to the building of the first British-built production car.

The city is famous the world over for its "new" Cathedral, which stands beside the ruins of its medieval forbear.

From the Albany and Belgrade theatres to the Warwick Arts Centre and the Xcel Leisure Centre, there's something for everyone's entertainment. The city has several indoor shopping centres, which offer a good choice of national retail brands, a pedestrian shopping area and an IKEA.

The North Warwickshire Golf Club, The Stonebridge Golf Club and the adjacent Packington Fisheries are all less than ten minutes away.

For a day out for the whole family, The National Motorcycle Museum, The National Exhibition Centre and Resorts World are also close by, with easy access by car or by train to Birmingham International.

The combination of convenient commuting, easy access to a wide range of amenities and the delights of the surrounding Warwickshire countryside, make Willow Grove the perfect place to call home.



The computer generated image represents a typical street scene, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.



2-bedroom homes

- The Aldermoor
- The Braeburn
- The Sherbourne

3-bedroom homes

- The Earlsdon
- The Westwood
- The Cameo
- The Meriden

4-bedroom homes

- The Hollyberry
- The Gala
- The Pippin
- The Opal
- The Ambrosia
- The Liberty

● Shared Ownership

● Rental Homes

- V Visitor Parking Space
- BCP Bin Collection Point
- BS Bin Store
- EVCP Electric Vehicle Charging Point
- WMBH West Midlands Bike Hire Scheme

Existing Residential Development

Biodiversity Enhancement Area

The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.



the SHERBOURNE



Plots 49, 50

A 2 bedroom semi-detached home

Ground Floor

Living Room 4,407mm x 3,022mm 14'5" x 10'0"

Kitchen/Dining Room 4,015mm x 2,935mm 13'2" x 9'6"

Cloakroom

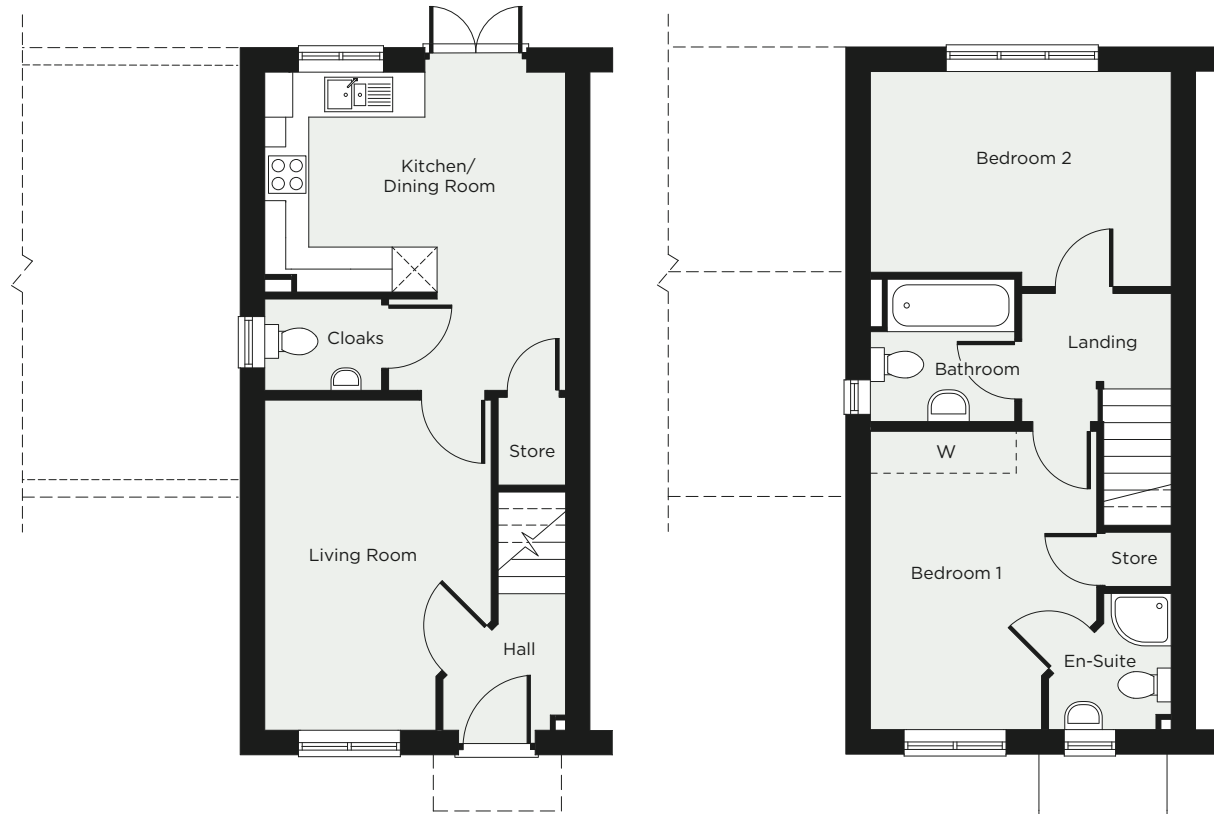
First Floor

Bedroom 1 3,982mm x 3,018mm 13'0" x 10'0"

En-Suite

Bedroom 2 4,015mm x 2,679mm 13'2" x 8'8"

Bathroom



The 2024 specification mentioned in this brochure is valid for reservations made up to 31st December 2024 and applies to selected house types only. Specifications and availability may vary. For more detailed information, please contact a Sales Adviser at Willow Grove.

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Plots 101, 102, 108*, 110*

A 2 bedroom semi-detached home

*Note, plots 108 and 110 are end terraces with no car port

Ground Floor

Living Room 4,407mm x 3,022mm 14'5" x 10'0"

Kitchen/Dining Room 4,015mm x 2,935mm 13'2" x 9'6"

Cloakroom

First Floor

Bedroom 1 4,015mm x 3,982mm 13'2" x 13'0"

Bedroom 2 4,015mm x 2,870mm 13'2" x 8'8"

Bathroom



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the EARLSDON



Plots 77*, 104

A 3 bedroom semi-detached home

*Note, plot 77 is a mid-terrace

Ground Floor

Living Room 4,408mm x 3,584mm 14'5" x 11'7"

Kitchen/Dining Room 4,577mm x 3,160mm 15'0" x 10'4"

Cloakroom

First Floor

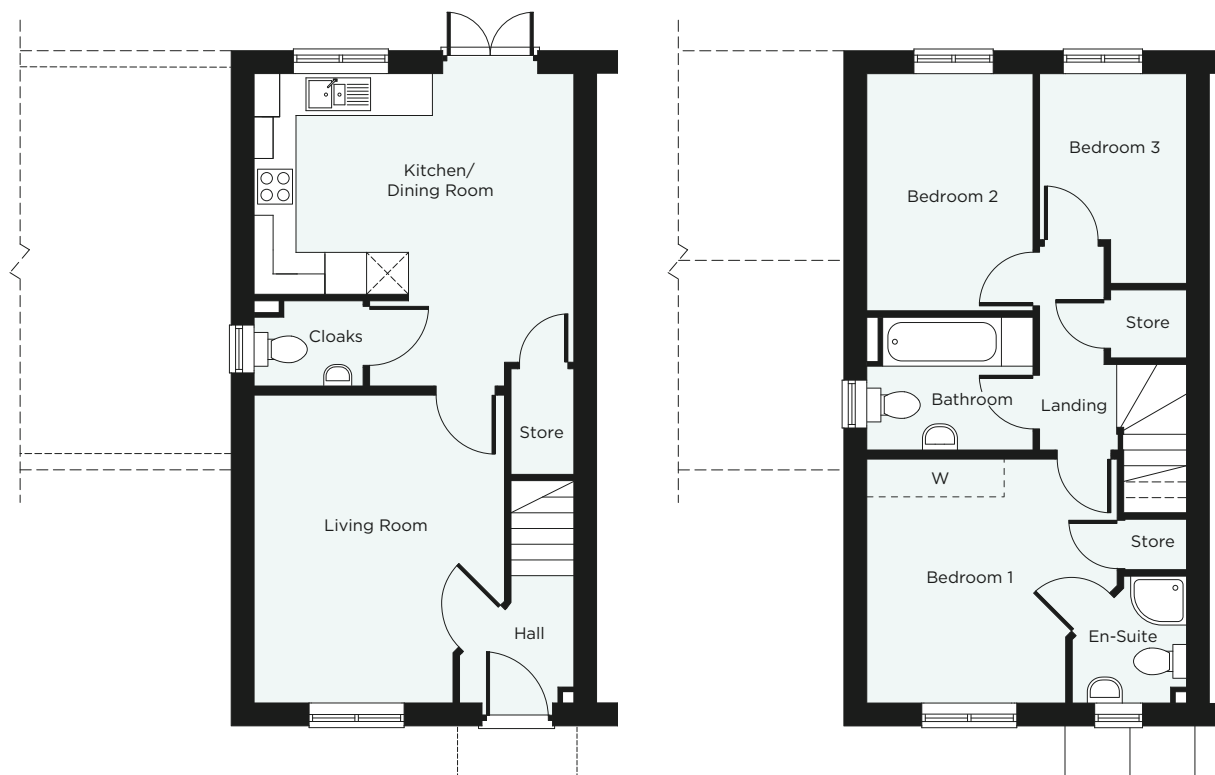
Bedroom 1 3,584mm x 3,493mm 11'7" x 11'5"

En-Suite

Bedroom 2 3,394mm x 2,380mm 11'1" x 7'8"

Bedroom 3 3,002mm x 2,104mm 9'9" x 7'0"

Bathroom



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Plots 67, 86, 96, 100, 103

A 3 bedroom semi-detached home

*Note, only plots 100 and 103 have a car port

Ground Floor

Living Room 4,408mm x 3,584mm 14'5" x 11'7"

Kitchen/Dining Room 4,577mm x 3,160mm 15'0" x 10'4"

Cloakroom

First Floor

Bedroom 1 3,584mm x 3,493mm 11'7" x 11'5"

En-Suite

Bedroom 2 3,394mm x 2,380mm 11'1" x 7'8"

Bedroom 3 3,002mm x 2,104mm 9'9" x 7'0"

Bathroom



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the WESTWOOD



Plot 109

A 3 bedroom mid-terrace home

Ground Floor

Living Room 4,394mm x 3,000mm 14'1" x 9'9"

Kitchen/Dining Room 3,995mm x 2,948mm 13'1" x 9'7"

Cloakroom

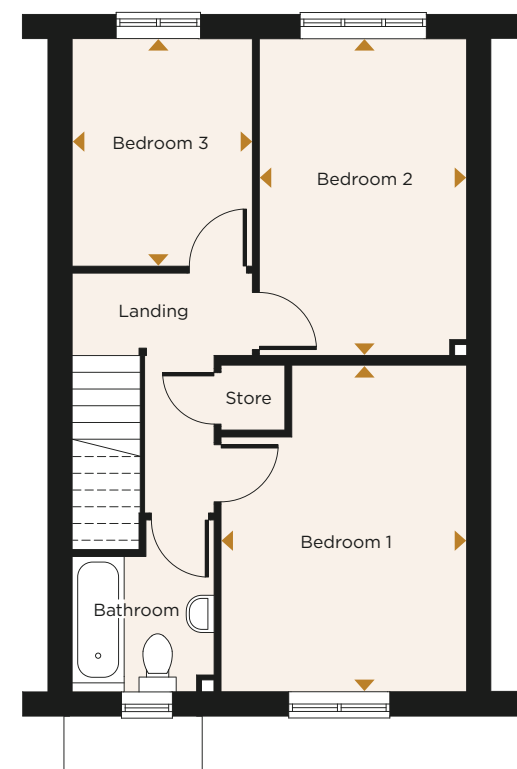
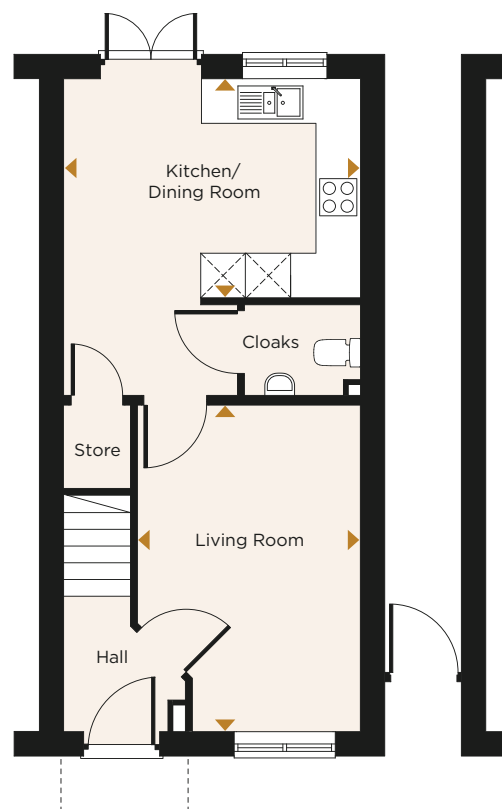
First Floor

Bedroom 1 4,394mm x 3,305mm 14'3" x 10'8"

Bedroom 2 4,260mm x 2,790mm 14'1" x 9'1"

Bedroom 3 3,062mm x 2,425mm 10'0" x 8'0"

Bathroom



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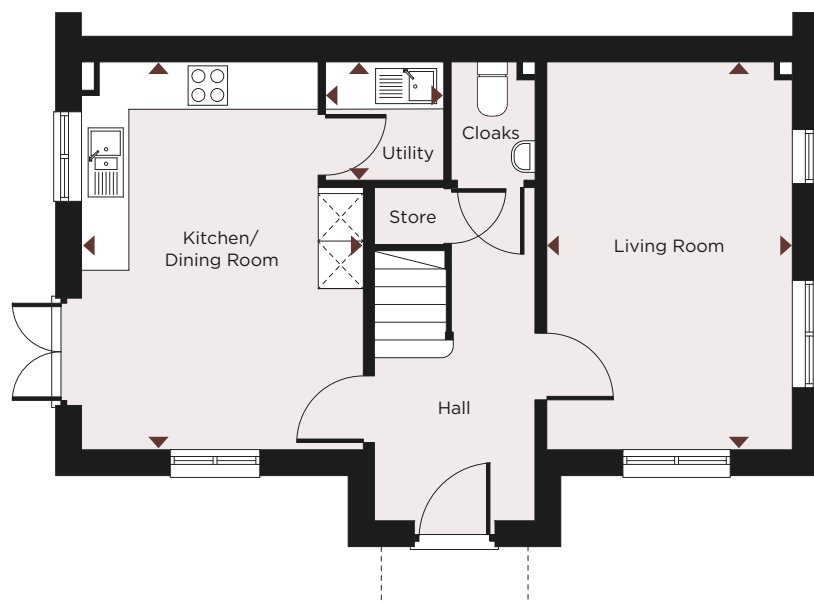


the CAMEO



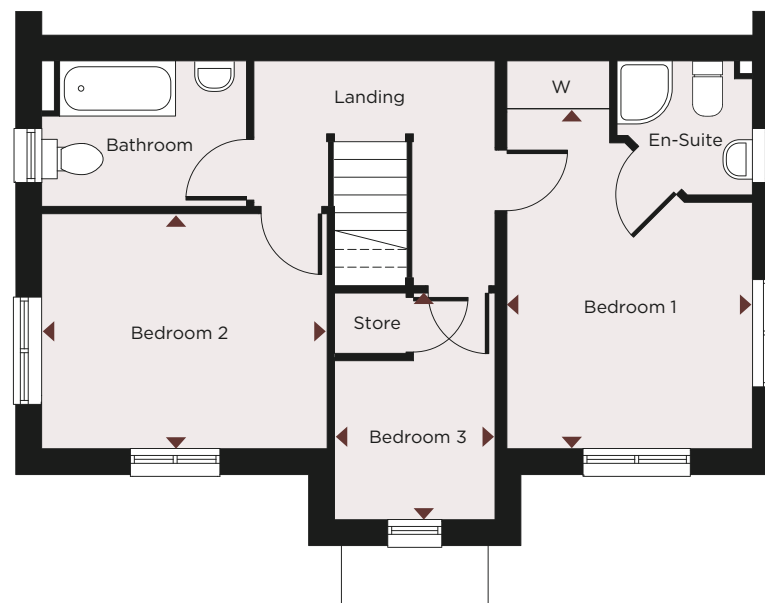
Plots 85, 94, 95

A 3 bedroom semi-detached home



Ground Floor

Living Room	4,918mm x 3,113mm	16'1" x 10'2"
Kitchen/Dining Room	4,918mm x 3,573mm	16'1" x 11'7"
Utility	1,500mm x 1,500mm	4'9" x 4'9"
Cloakroom		



First Floor

Bedroom 1	4,917mm x 3,112mm	16'1" x 10'2"
En-Suite		
Bedroom 2	3,619mm x 2,980mm	11'9" x 9'8"
Bedroom 3	2,057mm x 2,035mm	6'8" x 6'7"
Bathroom		

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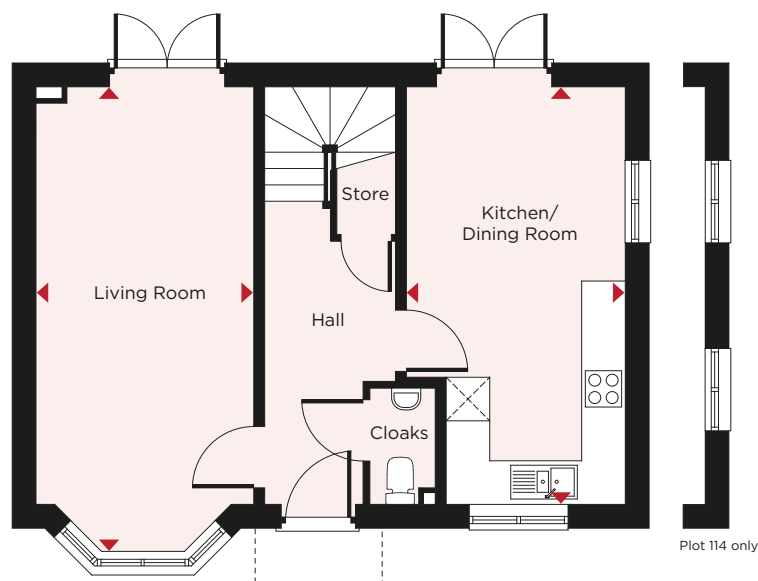


the
MERIDEN



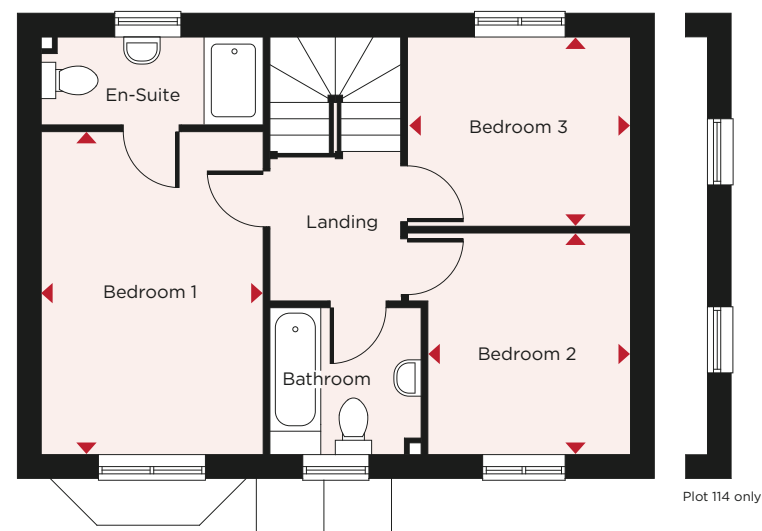
Plots 93, 114

A 3 bedroom detached home



Ground Floor

Living Room	6,394mm x 2,998mm	21'0" x 9'8"
Kitchen/Dining Room	5,748mm x 3,013mm	18'9" x 9'9"
Cloakroom		



First Floor

Bedroom 1	4,445mm x 3,055mm	14'6" x 10'0"
En-Suite		
Bedroom 2	3,070mm x 3,050mm	10'0" x 10'0"
Bedroom 3	3,070mm x 2,605mm	10'0" x 8'5"
Bathroom		

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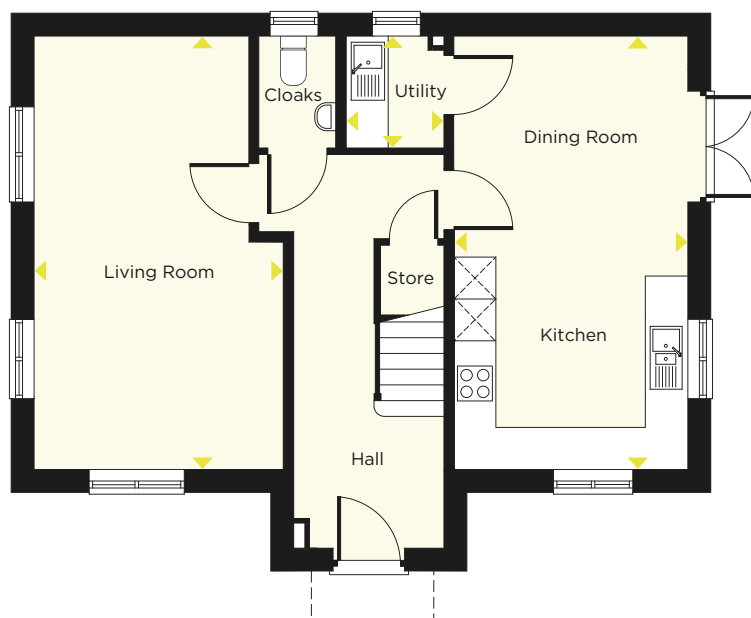


the
GALA



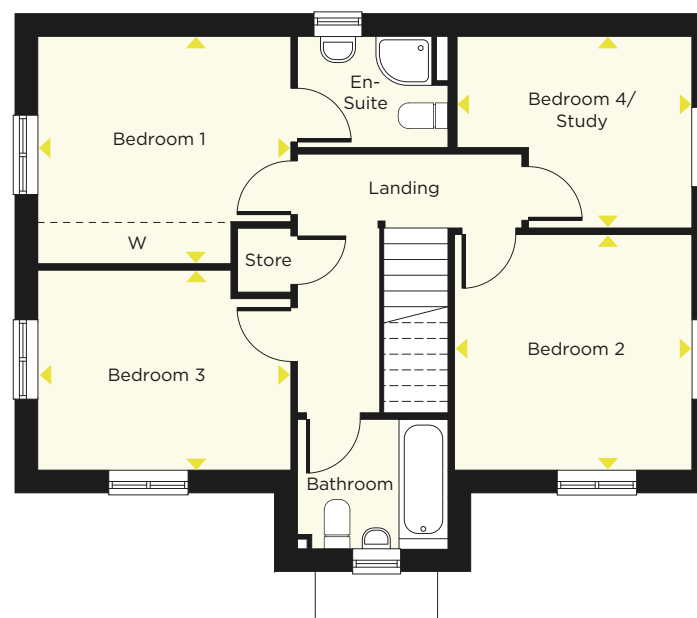
Plots 23, 38, 84

A 4 bedroom detached home



Ground Floor

Living Room	6,198mm x 3,063mm	20'3" x 10'0"
Kitchen/Dining Room	6,198mm x 3,337mm	20'3" x 11'0"
Utility	1,600mm x 1,396mm	5'2" x 4'6"
Cloakroom		



First Floor

Bedroom 1	3,617mm x 2,650mm	11'9" x 8'8"
En-Suite		
Bedroom 2	3,394mm x 3,369mm	11'6" x 11'1"
Bedroom 3	3,620mm x 2,859mm	11'9" x 9'4"
Bedroom 4/Study	3,357mm x 2,740mm	11'0" x 9'0"
Bathroom		

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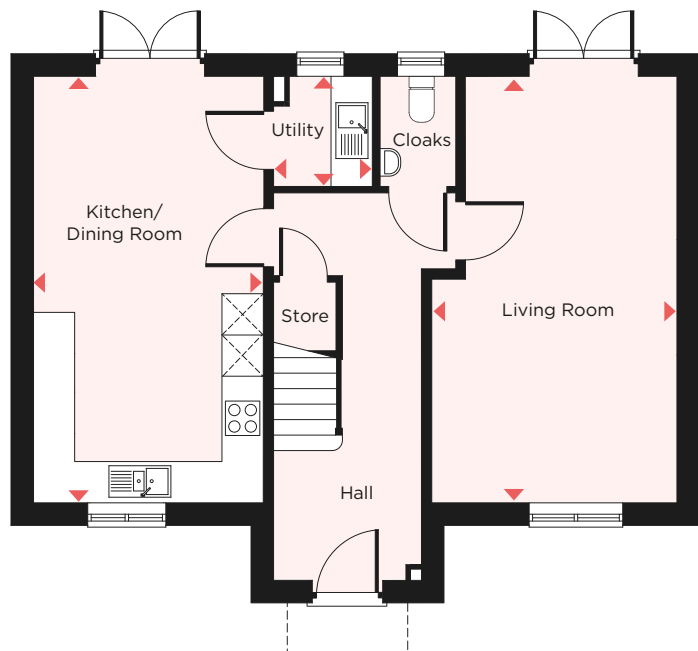


the
PIPPIN



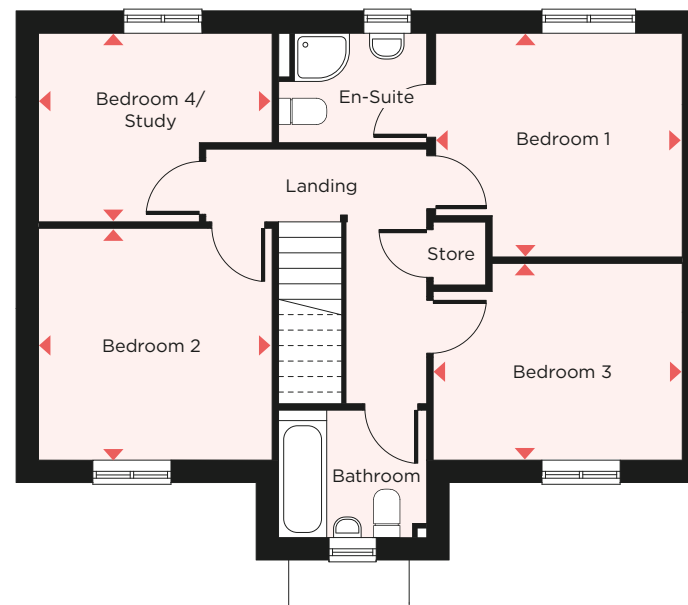
Plot 111

A 4 bedroom detached home



Ground Floor

Living Room	6,198mm x 3,063mm	20'3" x 10'0"
Kitchen/Dining Room	6,198mm x 3,337mm	20'3" x 11'0"
Utility	1,600mm x 1,396mm	5'2" x 4'6"
Cloakroom		



First Floor

Bedroom 1	3,617mm x 2,650mm	11'9" x 8'8"
En-Suite		
Bedroom 2	3,394mm x 3,369mm	11'6" x 11'1"
Bedroom 3	3,620mm x 2,859mm	11'9" x 9'4"
Bedroom 4/Study	3,357mm x 2,740mm	11'0" x 9'0"
Bathroom		

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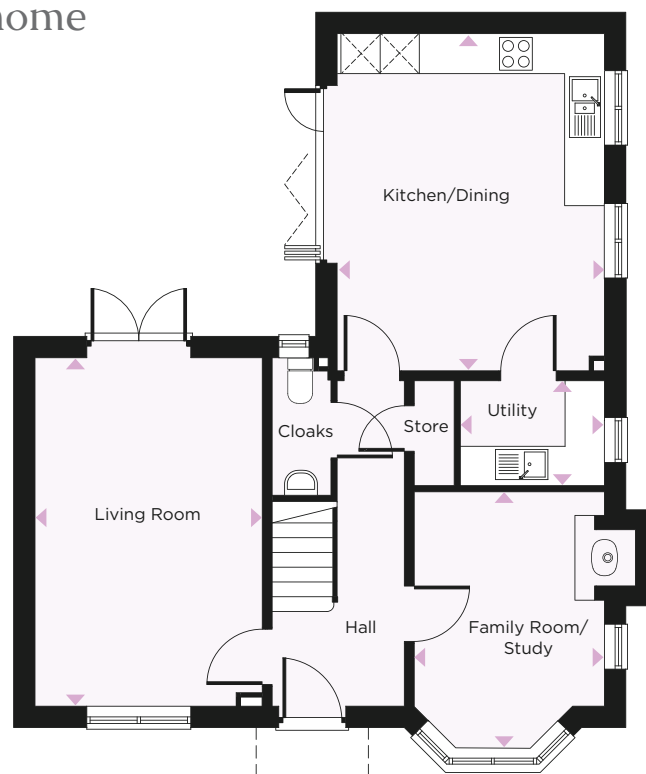


the
OPAL



Plots 53, 97, 115

A 4 bedroom detached home



Ground Floor

Living Room	5,332mm x 3,465mm	17'4" x 11'4"
Kitchen/Dining	5,141mm x 4,075mm	16'9" x 13'4"
Family Room/Study	3,903mm x 2,900mm	12'8" x 9'5"
Utility	2,197mm x 1,600mm	7'2" x 5'2"
Cloakroom		



First Floor

Bedroom 1	4,753mm x 3,960mm	13'7" x 13'0"
En-Suite		
Bedroom 2	4,075mm x 4,002mm	13'4" x 13'1"
Bedroom 3	3,512mm x 3,019mm	11'5" x 9'10"
Bedroom 4	2,509mm x 2,200mm	8'2" x 7'2"
Bathroom		

LaganHomes

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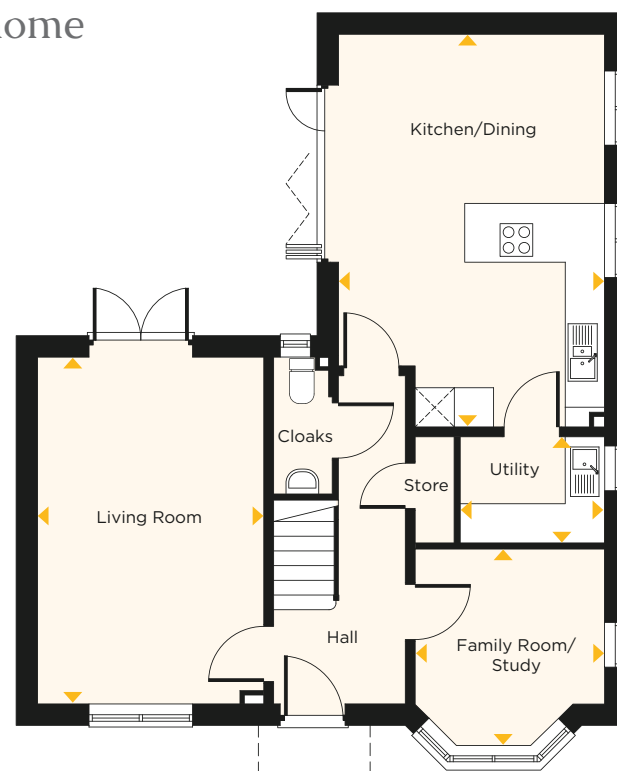


the
AMBROSIA



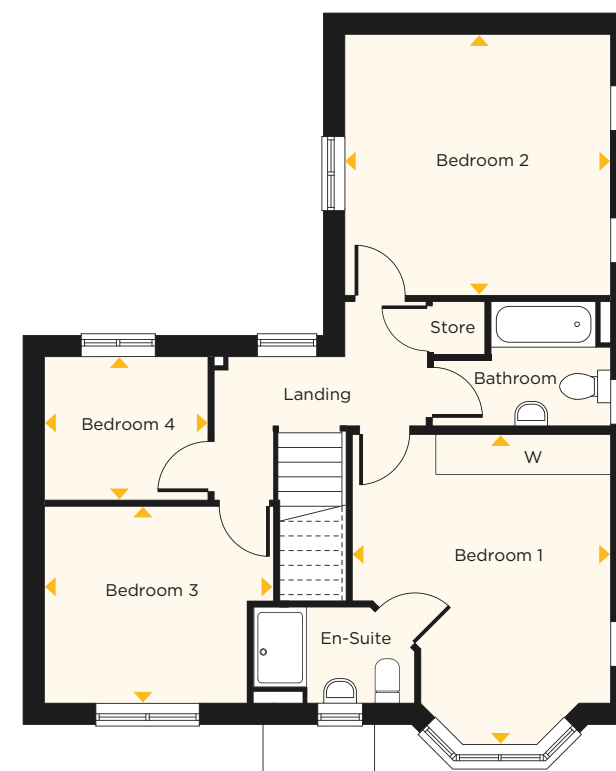
Plots 41, 51, 112, 113

A 4 bedroom detached home



Ground Floor

Living Room	5,307mm x 3,465mm	17'4" x 11'4"
Kitchen/Dining	6,012mm x 4,070mm	16'7" x 13'3"
Family Room/Study	3,007mm x 2,900mm	9'9" x 9'5"
Utility	2,208mm x 1,625mm	7'2" x 5'3"
Cloakroom		



First Floor

Bedroom 1	4,753mm x 3,960mm	13'7" x 13'0"
En-Suite		
Bedroom 2	4,073mm x 4,002mm	13'3" x 13'1"
Bedroom 3	3,512mm x 3,019mm	11'5" x 10'0"
Bedroom 4	2,509mm x 2,200mm	8'2" x 7'2"
Bathroom		

LaganHomes

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the
LIBERTY



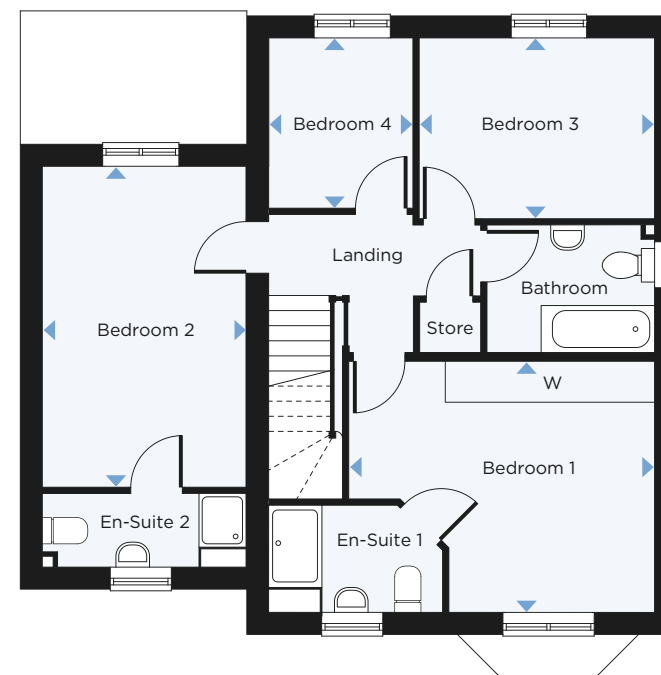
Plots 39, 40

A 4 bedroom detached home



Ground Floor

Living Room	5,447mm x 3,407mm	17'9" x 11'1"
Kitchen/Dining/ Family Room	5,748mm x 3,600mm	18'9" x 11'9"
Utility	3,025mm x 1,560mm	10'0" x 5'11"
Cloakroom		



First Floor

Bedroom 1	4,557mm x 3,117mm	15'0" x 10'3"
En-Suite 1		
Bedroom 2	4,782mm x 3,025mm	13'7" x 9'10"
Bedroom 3	3,508mm x 2,695mm	11'5" x 8'9"
En-Suite 2		
Bedroom 4	2,537mm x 2,147mm	8'3" x 7'0"
Bathroom		

LaganHomes

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SPECIFICATION

	Sherbourne	Earlsdon	Earlsdon Sp Plot 86	Westwood	Cameo	Cameo Sp Plot 85	Meriden	Hollyberry	Gala Plots 23,31,38,84	Pippin	Opal	Ambrosia	Liberty
KITCHEN & UTILITY													
Symphony designed kitchen, laminate worktop with laminate upstand, choice from the standard range	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Electrolux single under counter oven with 600mm induction hob and an extractor hood	■												
Integrated Electrolux double oven unit with 600mm induction hob and an extractor hood		■	■	■	■	■	■	■	■	■			
Integrated AEG double oven unit with 600mm induction hob and 600mm extractor hood											■	■	■
Integrated Electrolux 50/50 fridge freezer and dishwasher											■	■	■
Integrated Electrolux 50/50 fridge freezer							■			■			
Removable base unit for dishwasher		■	■	■	■	■	■						
Space for fridge freezer	■			■	■	■							
Space for washing machine to kitchen	■	■	■	■			■	■					
Inset composite arctic white 1.5 bowl sink and pullout chrome tap with bracket	■	■	■		■	■	■	■	■	■	■	■	■
Glass splashback behind hob	■	■	■	■	■	■	■	■	■	■	■	■	■
Inset stainless steel single bowl sink with chrome mixer tap to utility					■	■			■	■	■	■	■
Space for washing machine to utility					■	■			■	■	■	■	■
BATHROOM & EN-SUITES													
Ideal Standard white sanitaryware with chrome fittings	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard rain and riser thermostatic shower to bathroom bath with shower screen	■		■	■									
Ideal Standard handrinse shower to bath		■	■		■	■	■	■	■	■	■	■	■
Ideal Standard thermostatic shower with Idealrain		■	■		■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass shower door enclosure and riser rail to en-suite 1							■	■	■		■	■	■
Ideal Standard quadrant shower tray with glass shower door enclosure		■	■		■	■				■			
Porcelanosa ceramic tiled splashback to sink wall in cloakroom	■	■	■	■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic half height tiling to 3 walls around bath and walls with sanitaryware		■	■		■	■	■	■	■	■	■	■	■
Porcelanosa ceramic full height tiling to walls with shower over the bath and half height tiling to walls with sanitaryware	■			■									
Porcelanosa ceramic full height tiling to walls with shower enclosure and half height walls to en-suite		■	■		■	■	■	■	■	■	■	■	■
White heated towel rail radiators to bedroom 1 en-suites								■		■			
Chrome heated towel rail radiators to bedroom 1 en-suites			■			■					■	■	■
Compact style radiators with TRV to bathroom	■	■		■			■	■		■			■
Compact style radiators with TRV to en-suites		■			■		■						
INTERNAL FINISHES													
White painted softwood staircase with chamfered newel and balustrade	■	■	■	■	■	■	■	■					
Varnished ash handrail and newel cap									■	■	■	■	■
MDF architraves and skirtings finished in white	■	■	■	■	■	■	■	■	■	■	■	■	■
Ceilings to be painted in Crown Contract Matt Emulsion – Brilliant White	■	■	■	■	■	■	■	■	■	■	■	■	■
Walls to be painted in Crown Contract Matt Emulsion – Brilliant White	■	■	■	■	■	■	■	■	■	■	■	■	■
Fitted wardrobes with mirrored sliding doors to bedroom 1		■	■	■	■	■	■	■	■	■	■	■	■
Prefinished 4 panel internal door with chrome ironmongery	■	■	■	■	■	■	■	■					
Prefinished 5 panel internal door with chrome ironmongery									■	■	■	■	■

	Sherbourne	Earlsdon	Earlsdon Sp Plot 86	Westwood	Cameo	Cameo Sp Plot 85	Meriden	Hollyberry	Gala Plots 23,31,38,84	Pippin	Opal	Ambrosia	Liberty
ELECTRICAL FEATURES													
LED downlights to kitchen	■	■	■	■	■	■	■	■	■	■	■	■	■
LED downlights to bathroom	■	■	■	■	■	■	■	■	■	■	■	■	■
ELECTRICAL FEATURES (continued)													
LED downlights to en-suite		■	■		■	■	■	■	■	■	■	■	■
Pendant lighting to bedrooms with low energy bulbs	■	■	■	■	■	■	■	■	■	■	■	■	■
External stainless steel Deta light fitting with PIR	■	■	■	■	■	■	■	■	■	■	■	■	■
2 way lighting to bedroom 1 only							■	■	■	■	■	■	■
Low level amenity light to en-suite 1							■	■	■	■	■	■	■
USB outlets fitted to the kitchen and bedroom 1	■	■	■	■	■	■	■	■	■	■	■	■	■
Shaver socket fitted to bedroom 1 en-suite		■	■		■	■	■	■	■	■	■	■	■
Shaver socket fitted to main bathroom where there is no en-suite	■			■									
TV point to living room and bedroom 1 – homebuyer to arrange provider connection	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors (or Carbon Monoxide / heat detectors where required) with battery backup	■	■	■	■	■	■	■	■	■	■	■	■	■
Wall mounted electrical vehicle charging point - wire only	■	■	■	■	■	■	■	■	■	■	■	■	■
Garage to include power, socket and LED lighting							■*	■*	■	■	■	■	■
EXTERNAL FINISHES													
Slabs to front entrance door	■	■	■	■	■	■	■	■	■	■	■	■	■
Slabs to side / rear of property	■	■	■	■	■	■	■	■	■	■	■	■	■
Planting and or turf to the front garden (as landscaped design)	■	■	■	■	■	■	■	■	■	■	■	■	■
Soil to the rear / side garden only	■	■	■	■	■	■	■	■	■	■	■	■	■
Pavior surface or tarmac to driveways (refer to landscaping and external drawings)	■	■	■	■	■	■	■	■	■	■	■	■	■
GRP entrance door – refer to material schedule for colour	■	■	■	■	■	■	■	■	■	■	■	■	■
UPVC white French patio doors	■	■	■	■	■	■	■	■	■	■	■	■	■
UPVC white bi-fold patio doors											■	■	
UPVC glazed windows	■	■	■	■	■	■	■	■	■	■	■	■	■
PLUMBING & HEATING													
Combination boiler	■	■	■	■	■	■	■	■		■	■	■	
Hot water cylinder and heat only boiler									■				■
Wet central heating system with compact style radiators and TRV	■	■	■	■	■	■	■	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■	■	■	■	■	■	■	■
WARRANTY													
2 year homeowner warranty with Lagan Homes	■	■	■	■	■	■	■	■	■	■	■	■	■
10 year NHBC warranty	■	■	■	■	■	■	■	■	■	■	■	■	■

*Garages to selected plots only. Lagan Homes reserves the right to replace products with equivalent products affected by supply chain issues. Appliances manufacturer Electrolux/AEG – subject to supply chain availability at the time – confirmation at reservation. Choices are dependent on stage of construction, please ask the Sales Adviser for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the Sales Adviser at point of purchase. We reserve the right to change or substitute alternative items of similar quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions.



sustainable ENVIRONMENT

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment.

We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Such as;



Good levels of insulation



Quality construction on-site



High-efficiency heating systems



Energy efficient appliances



Low energy lighting



Save £2,200 on energy bills*

In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2023 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year. On average this could mean as a new home owner you could save £2,200 on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.



* Energy saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report "Watt a Save" Updated August 2024 under Ofgem's latest price cap. Photographs show typical show home interiors from previous developments.

why choose LAGAN HOMES?

Lagan Homes is a family company with over 40 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

Customer Care

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency out of hours call service.

Environmental

Our new homes often include the latest energy efficient technology and environmental considerations.

Safety and Security

Double glazing, window locks*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind.
(*window locks to ground floor).

New Home Warranty

All homes at Willow Grove come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

Two Year Warranty

Every new Lagan home comes with a two year customer care warranty subject to NHBC guidelines.

Your New Home

Home owners have the satisfaction of knowing that Willow Grove represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

5 Star Home Builder

Awarded the prestigious 5 star rating for customer satisfaction by Home Builders Federation.



Privately family
owned homebuilder



Experienced
team



Eco-friendly design and
construction methods



6000+ homes
built since 1983



11 live sites



optional EXTRAS

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Hard landscaping

Please ask your
Sales Adviser for
full details and
pricing



“

*Well designed
quality homes
to the highest
standards.*

”





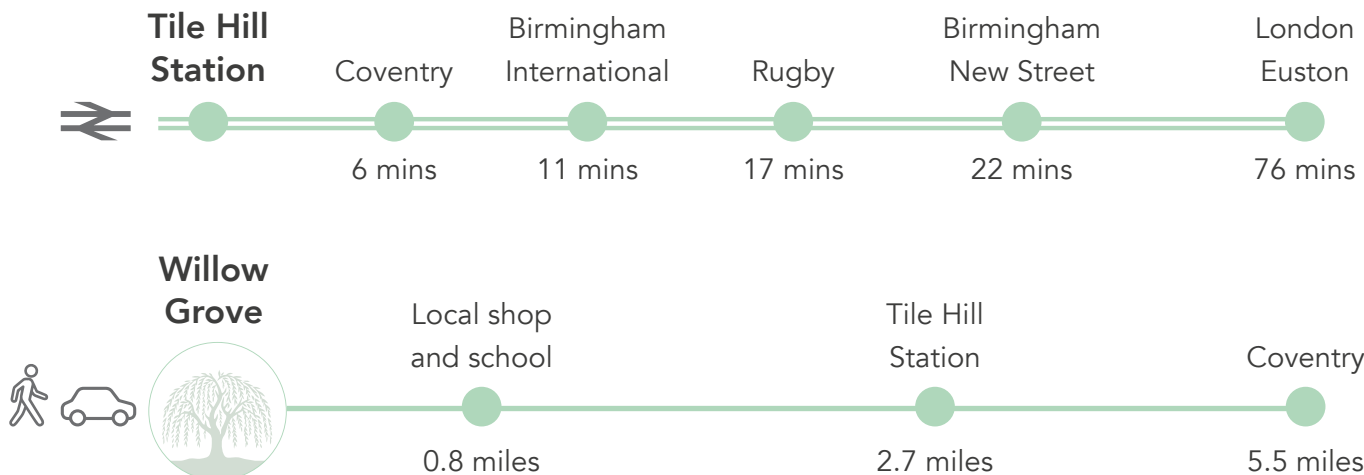
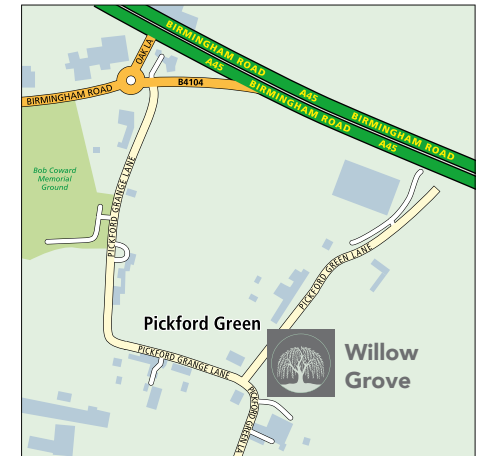
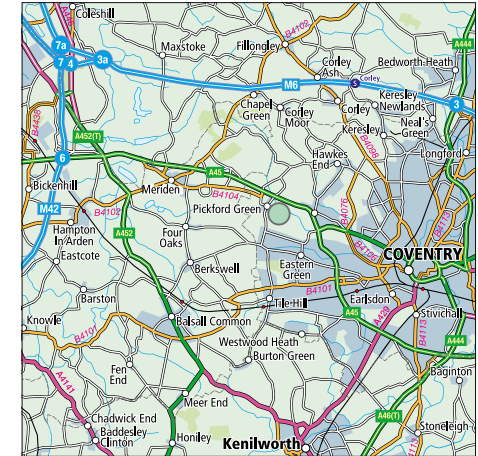


the LOCATION

Willow Grove is well served for transport links. The local bus stop is just around the corner, with regular services into Coventry. The nearest train station to the development is just 3 miles away in Tile Hill.

From here there are regular direct trains to Coventry and Birmingham. Coventry Station is around 48 minutes away by bus or 18 minutes by car. There are regular direct trains from there to destinations such as Birmingham, Rugby, London and Southampton. Direct trains from Coventry to London Euston take around 1 hour 16 minutes.

The A45 is less than half a mile from Willow Grove and gives direct access to the M42 and the M45. The M42 also provides easy access to the M6 motorway. Birmingham International Airport is less than 10 minutes away by car, with the journey into the centre of Birmingham taking around 25 minutes, depending on traffic.



Times and distances are for indicative purposes only and sourced from National Rail and Google maps (August 2024).





WILLOW GROVE

Pickford Green Lane, Pickford Green, Coventry, CV5 9AP

what3words: *///link.levels.assume*

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Protection for new-build home buyers

LaganHomes[®]