

Property details **approval form**

Plot 396 28 Broadwell Heights, Coventry, West Midlands, England, CV4 8NS

Date: 05 March 2026 **Property Ref and Version:** KEN305493 - 0002

Selling your home with us!

Atkinson
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○ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£171,000

Tenure: Leasehold

○ Key Features

- Energy Rating: Exempt
- SHARED OWNERSHIP starting from 45% (up to 75%)
- Brand New Home - 3 bedroom semi detached.
- 3 piece white suite main bathroom
- Driveway parking for 2/3 cars
- Private rear garden
- Separately fitted kitchen
- Spacious living room
- Close to local shops including Kenilworth town centre and Coventry

○ Short Description

****SHARED OWNERSHIP starting from 45% (capped at 75%)**** A brand new 3 bedroom semi-detached family home in a private new development with driveway parking and within close proximity to Kenilworth and Coventry including local primary and secondary schools.

○ Long Description

An immaculate brand-new three-bedroom semi-detached home located in the desirable and exclusive Broadwell Heights development in Westwood Heath. This stylish property offers driveway parking, a bright and spacious living room, and a convenient cloakroom on the ground floor. The impressive integrated kitchen/breakfast area features high-quality fitted appliances and opens onto a private rear garden with patio, ideal for modern family living and entertaining.

Upstairs, the home provides three well-proportioned bedrooms, including a generous principal bedroom, alongside a contemporary white suite main bathroom. Thoughtfully designed storage spaces throughout the property add to its practicality and appeal.

Located in highly sought after Westwood Heath area, close to Burton Green, on the edge of Coventry. The development is set just a short distance from the A45 trunk road, M42 and M6 motorways, perfect for commuters. You'll have a wealth of

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amenities, including shops, restaurants, bars and pubs at your fingertips, and enjoy excellent transport connections by road and rail, plus bus stops on your doorstep taking you to Coventry and Solihull. Westwood Park will be an ideal fit for all kinds of buyer.

A good range of schools are nearby for all ages, including Kenilworth School which is within catchment of the development.

○ **Directions**

○ **Agent Note**

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○ Room Description

Entrance Hall

Cloakroom

Downstairs wc with wash basin

Kitchen

Separate kitchen with laminated Parquet flooring and integrated appliances overlooking front aspect of property

Living Room

Spacious living area with patio doors overlooking rear aspect of property

Bedroom 1

Large main bedroom with built in wardrobe space overlooking rear aspect of property

Bedroom 2

Double bedroom overlooking front aspect of property

Bedroom 3

Good sized third bedroom overlooking rear aspect of property, ideal as office/ study space and ideal as a children's bedroom

Main Bathroom

3 piece white suite bathroom with shower and bath facilities including wc, wash basin and towel rail

Rear Garden

Private rear garden with patio and lawn, perfect for entertaining and enjoying Spring and Summer evenings

Driveway

Driveway parking for 2 cars including unrestricted residential parking for guests

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○ Room Description

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○ Property Images

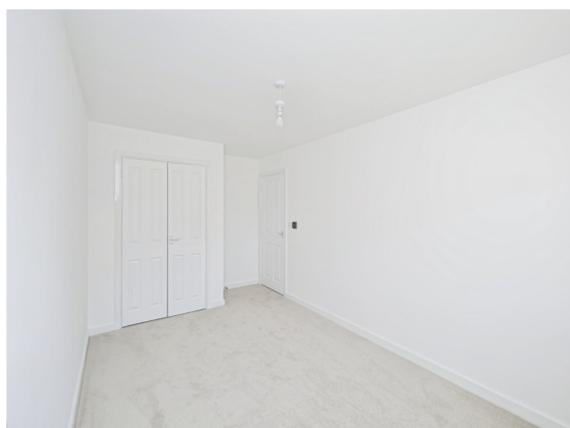


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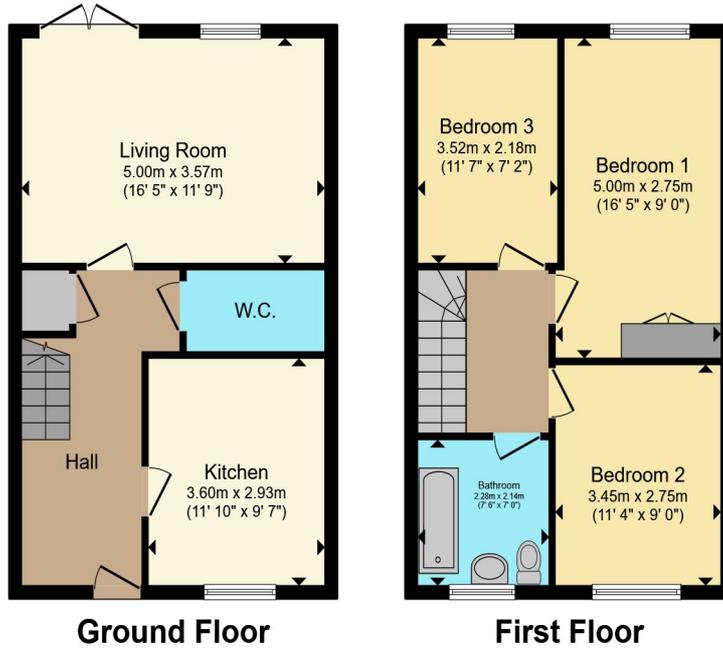
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○ Floor Plan



Total floor area 86.0 m² (926 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

Signature

Date

Richard J Goodwin		