

# Property details approval form

Plot.371 35 Broadwell Heights, Coventry, West Midlands, England, CV4 8NS

Date: 09 March 2026 Property Ref and Version: KEN305495 - 0003

# 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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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

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£171,000

Tenure: Leasehold

## ○ Key Features

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- Energy Rating: Exempt
- SHARED OWNERSHIP from 45% up to 75%
- Brand New 3-bedroom semi-detached property
- 3-piece white suite main bathroom
- Driveway parking
- Private rear garden
- Spacious living room
- Separate fitted kitchen
- Close to local shops including Kenilworth town centre and Coventry

## ○ Short Description

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**\*\*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

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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.

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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 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.

## ○ **Directions**

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## ○ **Agent Note**

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## ○ Room Description

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### **Entrance Hall**

### **Kitchen**

Spacious kitchen with fitted appliances overlooking front aspect of property

### **Cloakroom**

Downstairs cloakroom with wc and wash basin in addition to storage cupboard in hallway

### **Living Room**

Large living area, light and spacious with patio doors leading to garden

### **Bedroom 1**

Large main bedroom with fitted wardrobes overlooking front aspect of property into private garden

### **Bedroom 2**

Double bedroom overlooking front aspect of property

### **Bedroom 3**

Good sized 3rd bedroom overlooking front aspect of property, ideal as children's bedroom and or office/study space for working from home

### **Main Bathroom**

White suited 3 piece bathroom with shower and bath facilities with laminate Parque flooring

### **Rear Garden**

Privately enclosed rear garden with lawn and patio including side access to front and driveway

### **Front Garden**

Small front garden area with pathway leading to front of property

### **Driveway**

Private driveway parking for 2 cars in addition to unrestricted residential parking for guests

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## ○ Room Description

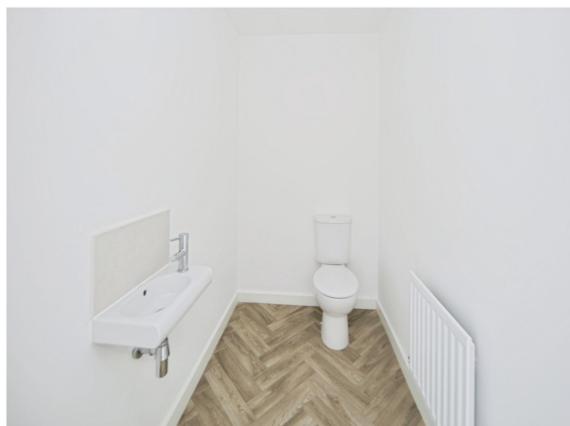
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## ○ Property Images

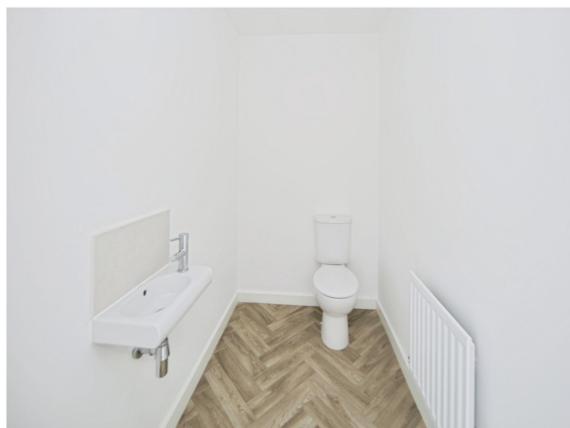


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## ○ Property Images



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## ○ Floor Plan



Total floor area 85.2 m<sup>2</sup> (917 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

<b>Richard J Goodwin</b>		