

CITY WHARF

FOLESHILL ROAD, COVENTRY CV1 4JP



1 & 2 BEDROOM APARTMENTS AND 3, 4 & 6 BEDROOM HOMES



BARRATT
HOMES

WELCOME TO CITY WHARF

City Wharf is the latest waterside development from Barratt Homes located adjacent to the Coventry Canal and just off Foleshill Road. This ideal city location will feature 143 homes including a number of one and two bedroom apartments and a range of one, two, three, four and six bedroom home styles, all located within walking distance of Coventry city centre with its plethora of shops, parks, restaurants and pubs.



CITY WHARF

DEVELOPMENT LAYOUT

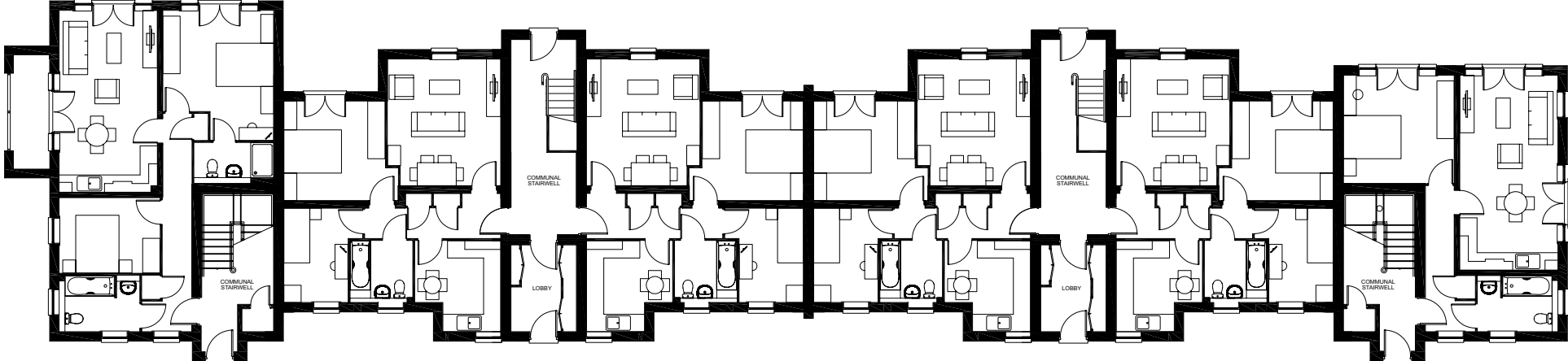
- Finchley* 3 bedroom home
- Ruby 3 bedroom home
- Quartz 3 bedroom home
- Quartz 3 3 bedroom home
- Brentwood 3 bedroom home
- Faversham 4 bedroom home
- Fircroft 6 bedroom home
- Foxton House 2 bedroom apartment
- Navigation House 1 & 2 bedroom apartments
- Corporation House* 1 & 2 bedroom apartments
- Potters House 2 bedroom apartments
- Waterway House 2 bedroom apartments
- Progress House 2 bedroom apartments
- R Affordable Housing Rented
- SH Showhome
- SC Sales Centre

* Plots 78-97 and 106-107 will be sold at 75% market value to eligible local people based on a set criteria



NAVIGATION HOUSE

GROUND FLOOR



STONELEIGH
PLOT 21

PAILTON
PLOT 14

PAILTON
PLOT 13

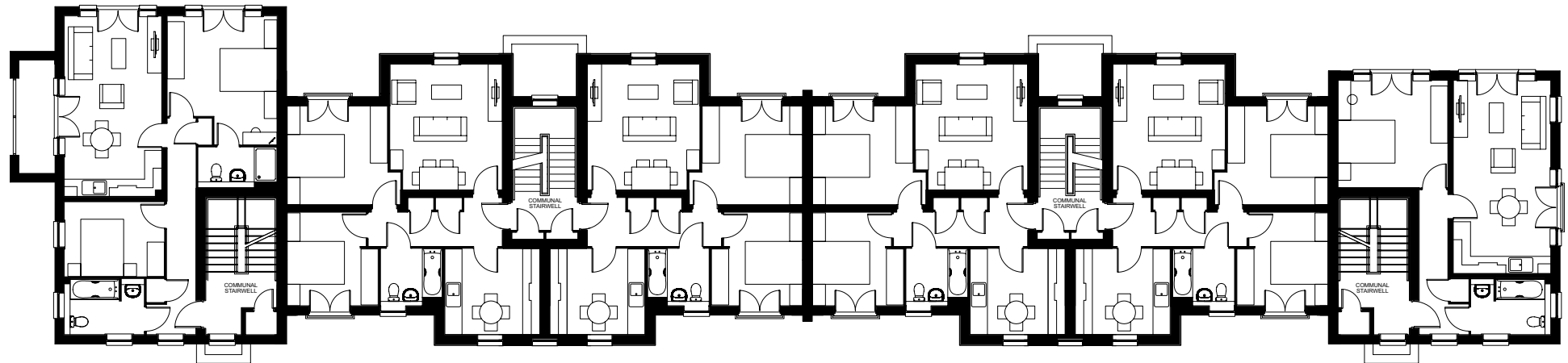
PAILTON
PLOT 6

PAILTON
PLOT 5

KENILWORTH
PLOT 1

NAVIGATION HOUSE

FIRST, SECOND AND THIRD FLOORS



STONELEIGH
PLOTS 22, 23 & 24

HENLEY
PLOTS 16, 18 & 20

HENLEY
PLOTS 15, 17 & 19

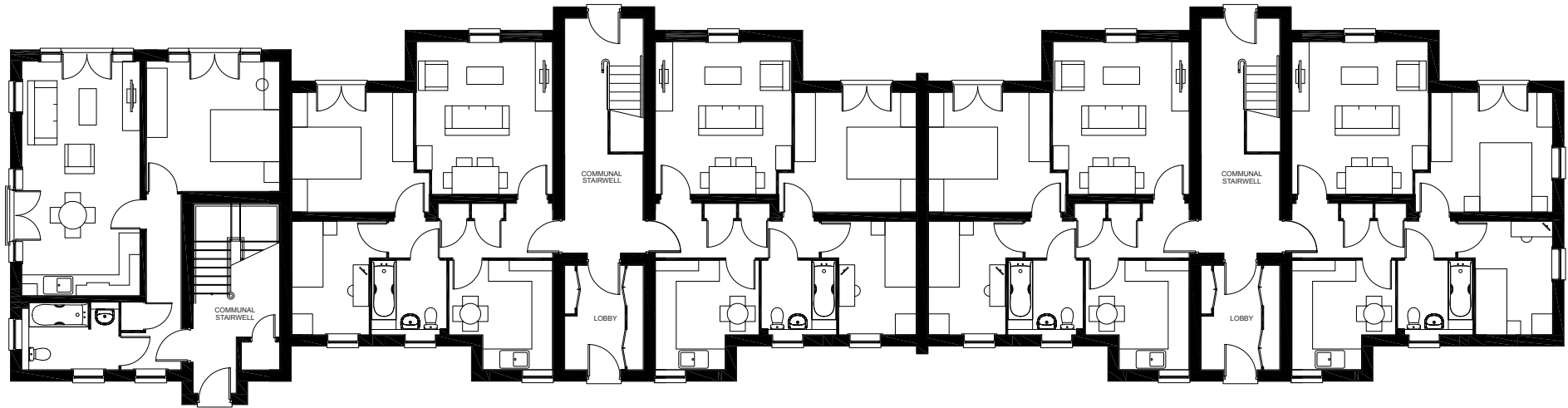
HENLEY
PLOTS 8, 10 & 12

HENLEY
PLOTS 7, 9 & 11

KENILWORTH
PLOTS 2, 3 & 4

CORPORATION HOUSE

GROUND FLOOR



KENILWORTH
PLOT 94

PAILTON
PLOT 87

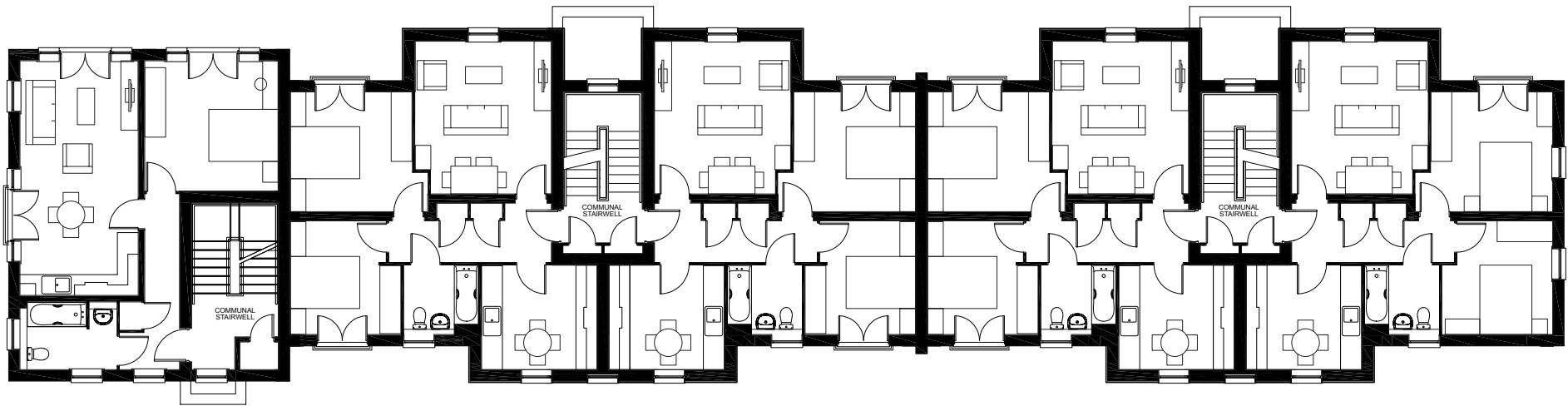
PAILTON
PLOT 86

PAILTON
PLOT 79

PAILTON
PLOT 78

CORPORATION HOUSE

FIRST, SECOND AND THIRD FLOORS



KENILWORTH
PLOTS 95, 96 & 97

HENLEY
PLOTS 89, 91 & 93

HENLEY
PLOTS 88, 90 & 92

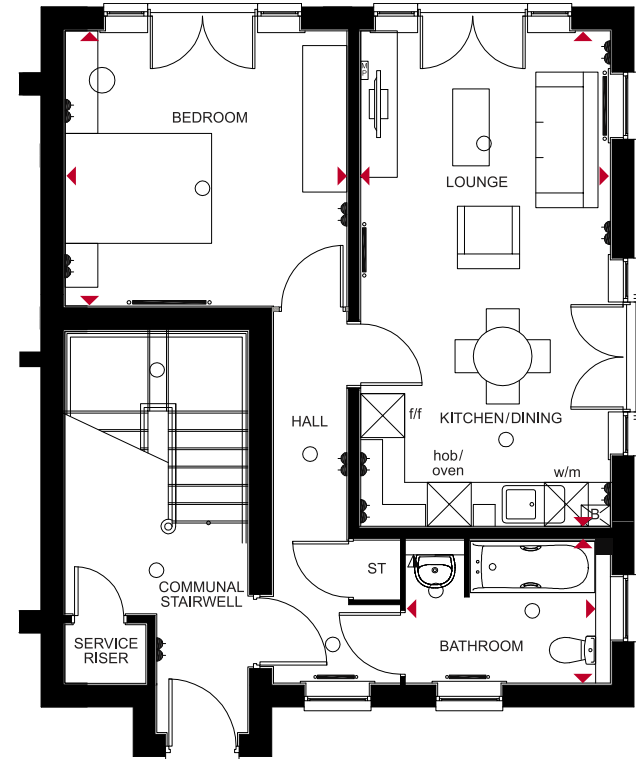
HENLEY
PLOTS 81, 83 & 85

HENLEY
PLOTS 80, 82 & 84

ONE BEDROOM APARTMENT



This one bedroom end apartment is built with modern living in mind and comes with a spacious multifunctional kitchen/lounge with French doors and Juliet balconies throughout. The master bedroom comes complete with more French doors - which really brightens the room. This apartment comes complete with a family bathroom.



Kenilworth

Lounge/ Kitchen/Dining	6762 x 3405mm	22'2" x 11'2"
Bedroom 1	3845 x 3755mm	12'7" x 12'4"
Bathroom	2585 x 1950mm	8'6" x 6'5"

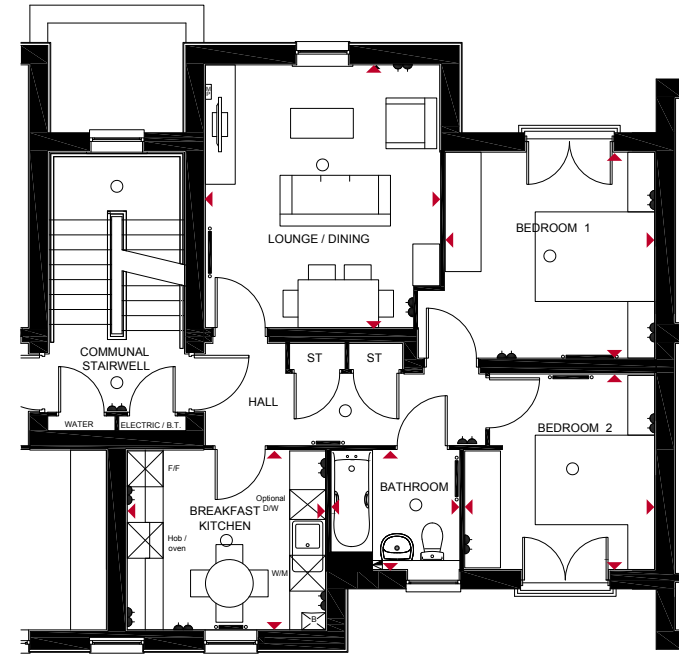
(Approximate dimensions)

KEY	○	Light fitting	◀	Shaver socket	ST	Store
	◀	Electric socket	—	Radiator	wm	Washing machine space
	MP	Media Panel	B	Boiler		

TWO BEDROOM APARTMENT



This stylish two bedroom apartment offers a large kitchen/breakfast area and a separate lounge/dining room. The master bedroom and further double bedroom which comes complete with French doors with Juliet balcony - which really brightens each room. The apartment comes complete with a family bathroom.



Henley

Lounge/Dining	4400 x 3928mm	14'5" x 12'11"
Breakfast/ Kitchen	3320 x 3012mm	10'11" x 9'11"
Bedroom 1	3510 x 3451mm	11'6" x 11'4"
Bedroom 2	3275 x 3187mm	10'9" x 10'5"
Bathroom	2150 x 1998mm	7'1" x 6'7"

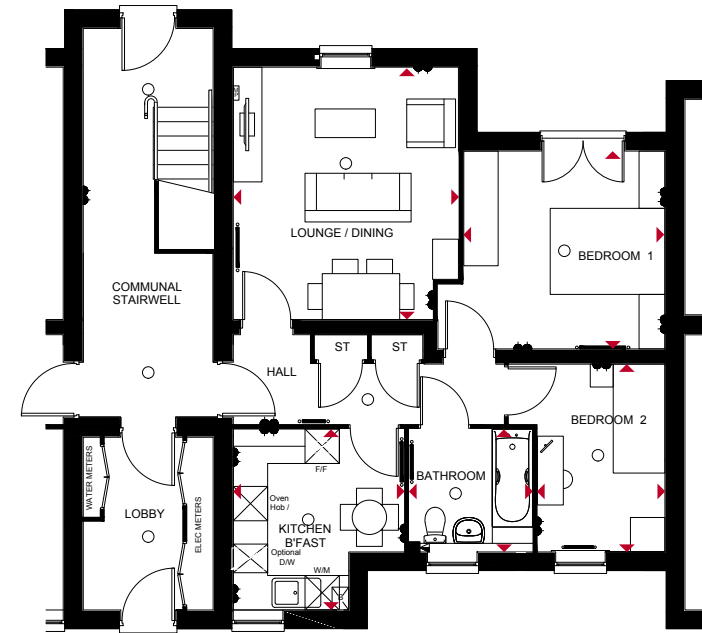
(Approximate dimensions)

KEY	○ Light fitting	◀ Shaver socket	ST Store	dw Dishwasher space
	◀ Electric socket	— Radiator	wm Washing machine space	
	Media Panel	B Boiler	f/f Fridge/freezer space	

TWO BEDROOM APARTMENT



Located on the ground floor this contemporary two bedroom apartment offers a stylish dining and breakfast kitchen and a separate lounge/dining room. The master bedroom comes complete with French doors and Juliet balcony - which really brighten the room. This home is complete with a large single bedroom and family bathroom.



Pailton

Lounge/Dining	4400 x 3928mm	14'5" x 12'11"
Breakfast/ Kitchen	3155 x 2979mm	10'4" x 9'9"
Bedroom 1	3510 x 3451mm	11'6" x 11'4"
Bedroom 2	3275 x 3187mm	10'9" x 10'5"
Bathroom	2151 x 2143mm	7'1" x 7'0"

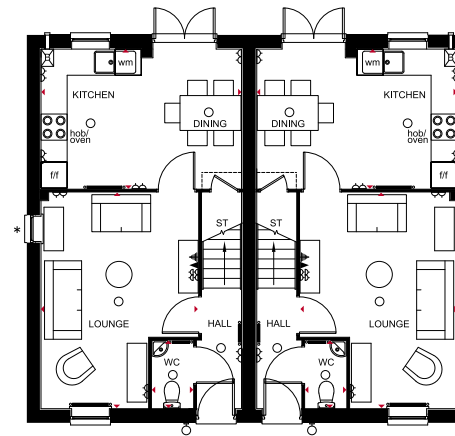
(Approximate dimensions)

KEY	Light fitting	Shaver socket	ST Store	Dishwasher space
	Electric socket	Radiator	wm Washing machine space	
	Media Panel	Boiler	f/f Fridge/freezer space	

3 BEDROOM HOME



- A flexible 3 bedroom home offering open-plan kitchen and dining room with French doors opening onto the rear garden
- Ground floor also boasts comfortable lounge
- First floor features 2 double bedrooms with en suite to master bedroom
- Single Bedroom and family bathroom also located on first floor

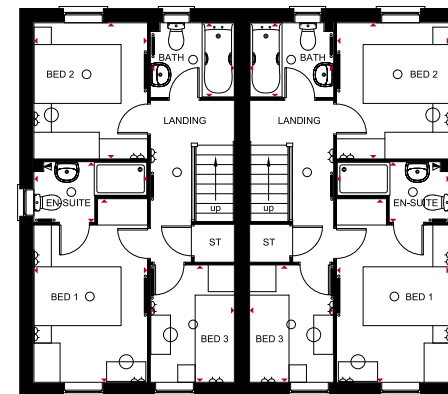


*Window dependant on site layout

Ground Floor

Lounge	4960 x 3607mm	16'3" x 11'10"
Kitchen/ Dining Room	4600 x 3203mm	15'1" x 10'6"
WC	1563 x 944mm	5'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	4201 x 2595mm	13'9" x 8'6"
En Suite	2594 x 1365mm	8'6" x 4'6"
Bedroom 2	3113 x 2595mm	10'3" x 8'6"
Bedroom 3	2681 x 1918mm	8'10" x 6'3"
Bathroom	1918 x 1703mm	6'3" x 5'7"

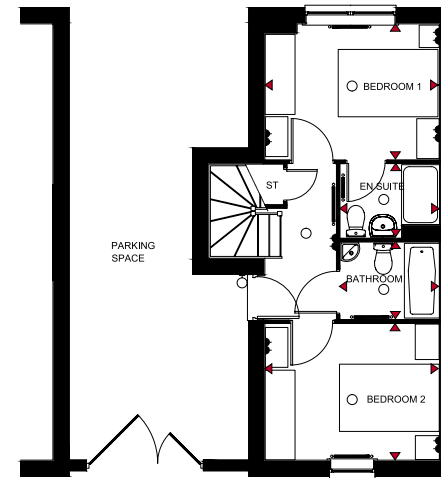
(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
	◻ Electric socket	⚡ Shaver socket	ST Store	◄► Dimension location
	◄ Telephone outlet point	— Radiator	wm Washing machine space	

3 BEDROOM HOME



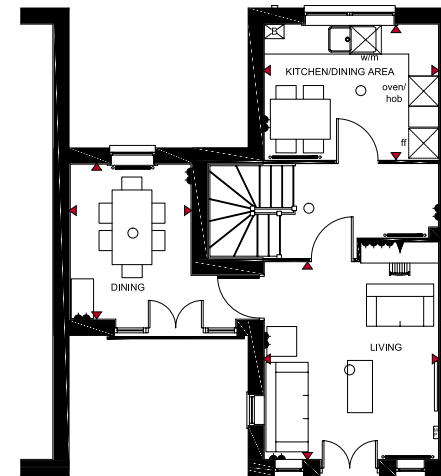
- This 3 storey 3 bedroom contemporary home comes with its own roof terrace and parking space
- The ground floor features 2 double bedrooms, 1 with en suite and a family bathroom
- The first floor consists of a lounge, contemporary kitchen/dining area and separate dining room with French doors and Juliet balcony
- The second floor features a further double bedroom with en suite shower room and a stunning roof terrace can be accessed via French doors



Ground Floor

Bedroom 1	3503 x 2722mm	11'6" x 8'11"
En suite	1987 x 1479mm	6'6" x 4'10"
Bedroom 2	3503 x 2730mm	11'6" x 8'11"
Bathroom	1987 x 1551mm	6'6" x 5'1"

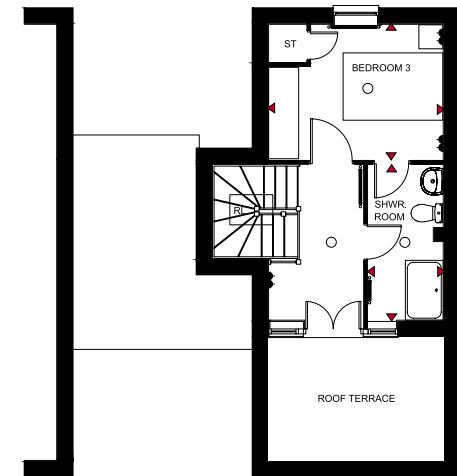
(Approximate dimensions)



First Floor

Living Room	3962 x 3503mm	13'0" x 11'6"
Kitchen	3503 x 2725mm	11'6" x 8'11"
Dining Room	3117 x 2425mm	10'3" x 7'11"

(Approximate dimensions)



Second Floor

Bedroom 3	3503 x 2722mm	11'6" x 8'11"
Shower Room	3125 x 1512mm	10'3" x 5'0"

(Approximate dimensions)

Window and French door positions may vary between plots, please see working drawings for exact location

KEY	○ Light fitting	◀ Shaver socket	B Boiler	f/f Fridge/freezer space
	◀ Electric socket	— Radiator	ST Store	◀ Dimension location
	◀ Telephone outlet point	▣ Media plate	wm Washing machine space	RL Roof light

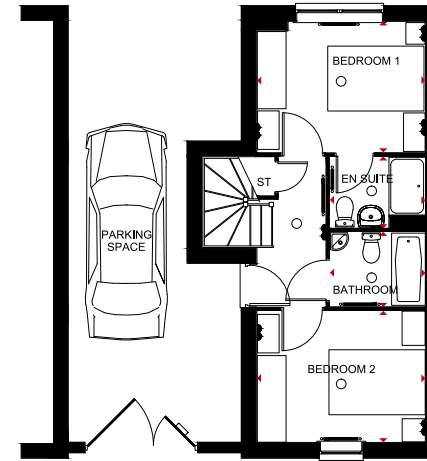
THE QUARTZ

THE CLASSIC
COLLECTION

3 BEDROOM DETACHED HOME



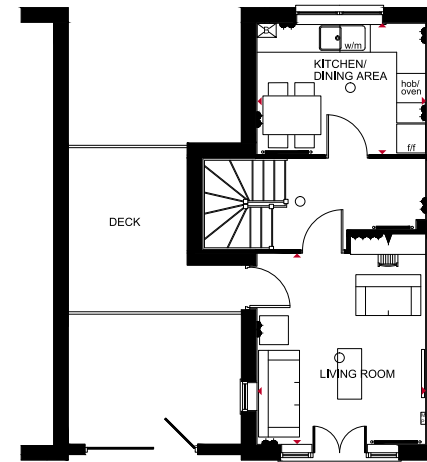
- This 3 storey contemporary 3 bedroom home comes with its own roof terrace and parking space
- The ground floor consists of 2 double bedrooms, 1 with en suite and a family bathroom
- The first floor consists of a lounge, contemporary kitchen / dining area and a fantastic outdoor decking area
- The second floor features a further double bedroom with en suite shower room and an outside roof terrace



Ground Floor

Bedroom 1	3503 x 2722mm	11'6" x 8'11"
En suite	1987 x 1479mm	6'6" x 4'10"
Bedroom 2	3503 x 2730mm	11'6" x 8'11"
Bathroom	1987 x 1551mm	6'6" x 5'1"

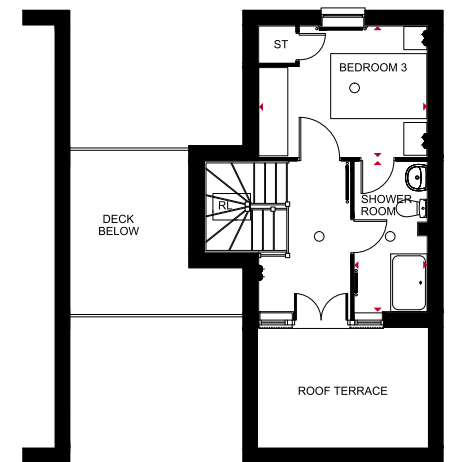
[Approximate dimensions]



First Floor

Living Room	3962 x 3503mm	13'0" x 11'6"
Kitchen/Dining	3503 x 2725mm	11'6" x 8'11"

[Approximate dimensions]



Second Floor

Bedroom 3	3503 x 2722mm	11'6" x 8'11"
Shower Room	3125 x 1512mm	10'3" x 5'0"

[Approximate dimensions]

KEY	○	Light fitting	—	Radiator	wm	Washing machine space	RL	Roof light
	◀	Electric socket	B	Boiler	f/f	Fridge/freezer space		
	▣	Media plate	ST	Store	◀▶	Dimension location		

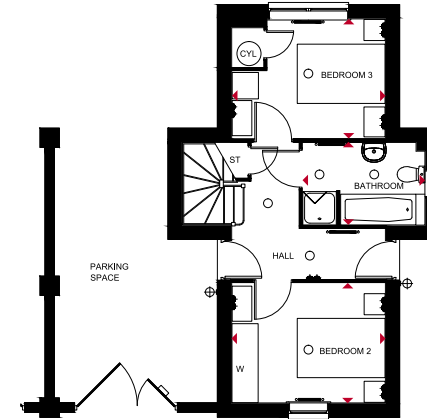
QUARTZ 3

THE CLASSIC
COLLECTION

3 BEDROOM DETACHED HOME



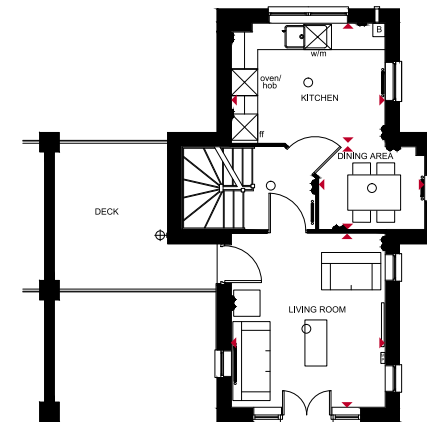
- This 3 storey contemporary 3 bedroom home comes with its own roof terrace and covered parking space
- The ground floor consists of 2 double bedrooms and a family bathroom
- The first floor has a spacious lounge with French doors and Juliet balcony, as well as a contemporary kitchen / dining area and outdoor decking area
- The second floor features the master bedroom with en suite and outside roof terrace via French doors



Ground Floor

Bedroom 2	3053 x 2730mm	11'6" x 8'11"
Bedroom 3	3053 x 2725mm	11'6" x 8'11"
Bathroom	2786 x 1885mm	9'2" x 6'2"

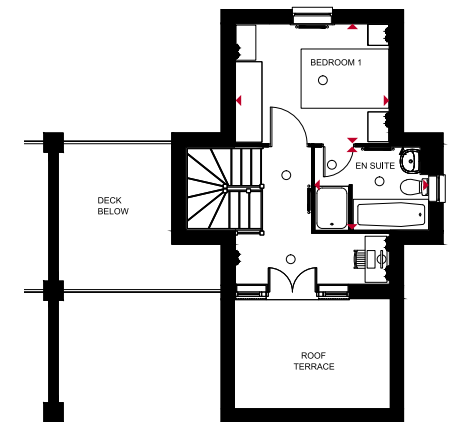
[Approximate dimensions]



First Floor

Living Room	3962 x 3053mm	13'0" x 11'6"
Kitchen	3053 x 2725mm	11'6" x 8'11"
Dining	2405 x 1885mm	7'11" x 6'2"

[Approximate dimensions]



Second Floor

Bedroom 1	3053 x 2725mm	11'6" x 8'11"
En suite	2595 x 1885mm	8'6" x 6'2"

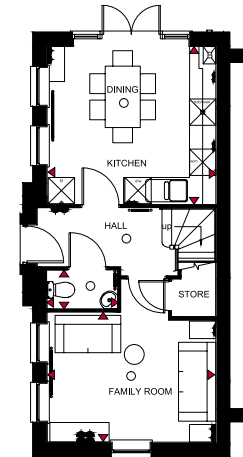
[Approximate dimensions]

KEY	○ Light fitting	— Radiator	w/m Washing machine space
	◀ Electric socket	B Boiler	f/f Fridge/freezer space
	▣ Media plate	ST Store	◀▶ Dimension location

3 BEDROOM SEMI-DETACHED HOME



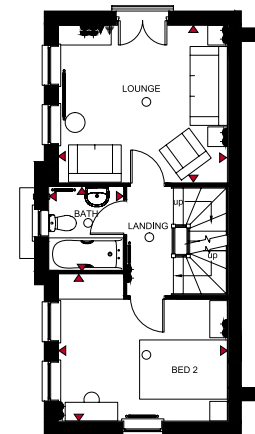
- An inspired 2½ storey, 3 bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- A family room is also situated on the ground floor
- First floor features lounge, 1 double bedroom and family bathroom
- Second floor boasts 2 further double bedrooms and dual access shower room



Ground Floor

Kitchen/ Dining Room	3860 x 3587mm	12'8" x 11'9"
Family Room	3860 x 2958mm	12'8" x 9'8"
WC	1601 x 846mm	5'3" x 2'9"

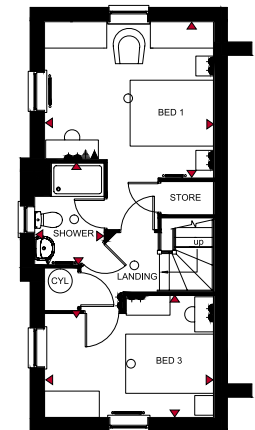
(Approximate dimensions)



First Floor

Bedroom 2	3860 x 2767mm	12'8" x 9'1"
Lounge	3860 x 3587mm	12'8" x 11'9"
Bathroom	1903 x 1701mm	6'3" x 5'7"

(Approximate dimensions)



Second Floor

Bedroom 1	3860 x 3557mm	12'8" x 11'8"
Bedroom 3	3860 x 2767mm	12'8" x 9'1"
Shower Room	2315 x 1576mm	7'7" x 5'2"

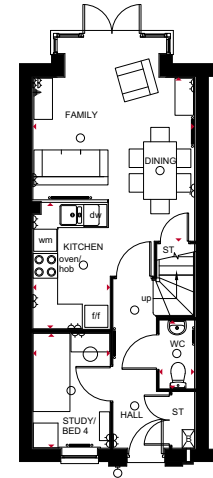
(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	F/F Fridge/freezer space
◁ Electric socket	⚡ Shaver socket	CYL Cylinder	D/W Dishwasher space	
◀ Telephone outlet point	— Radiator	W/M Washing machine space	◀ Dimension location	

4 BEDROOM SEMI-DETACHED HOMES AND TERRACED HOMES



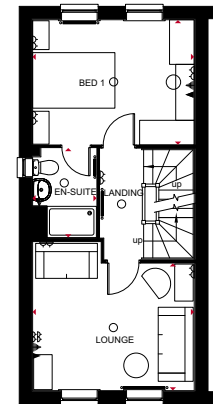
- A delightful 4 bedroom, 3 storey home
- The ground floor features a free flowing kitchen and a dining/family room with French doors opening onto the rear garden
- The first floor consists of a lounge and master bedroom with en suite
- The second floor features 2 further double bedrooms and family bathroom



Ground Floor

Family/Dining	3973 x 3928mm	13'0" x 12'11"
Kitchen	3073 x 1894mm	10'1" x 6'3"
Bedroom 4/ Study	2790 x 1869mm	9'2" x 6'2"
WC	1649 x 851mm	5'5" x 2'9"

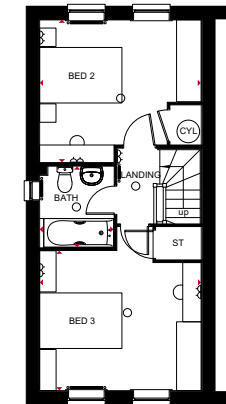
[Approximate dimensions]



First Floor

Lounge	3928 x 3089mm	12'11" x 10'2"
Bedroom 1	3928 x 3032mm	12'11" x 9'11"
En Suite	2175 x 1551mm	7'2" x 5'1"

[Approximate dimensions]



Second Floor

Bedroom 2	3928 x 3460mm	12'11" x 11'4"
Bedroom 3	3928 x 3401mm	12'11" x 11'2"
Bathroom	1961 x 1800mm	6'5" x 5'11"

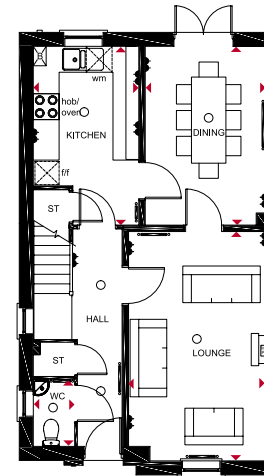
[Approximate dimensions]

KEY	○	Light fitting	◀	T.V. aerial socket	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	◊	Electric socket	▲	Shaver socket	ST	Store	f/f	Fridge/freezer space		
	◀	Telephone outlet point	—	Radiator	CYL	Cylinder	dw	Dishwasher space		

6 BEDROOM SEMI-DETACHED AND DETACHED HOMES



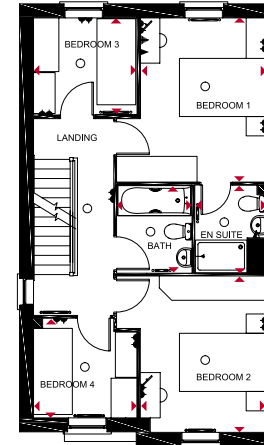
- A spacious 6 bedroom home offering a lounge, contemporary kitchen and separate dining room with French doors leading out to the garden
- The ground floor also features a downstairs WC
- The first floor features 2 double bedrooms, 1 with en suite, 2 single bedrooms and a family bathroom
- The second floor features the spacious master bedroom with en suite and 1 further double bedroom with en suite



Ground Floor

Lounge	5324 x 3174mm	17'6" x 10'5"
Kitchen	4150 x 2450mm	13'7" x 8'0"
Dining	4150 x 2787mm	13'7" x 9'2"
WC	1547 x 948mm	5'1" x 3'1"

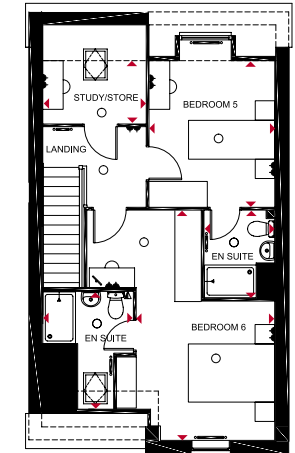
[Approximate dimensions]



First Floor

Bedroom 1	3804 x 2907mm	12'6" x 9'6"
En suite	2024 x 1632mm	6'8" x 5'4"
Bedroom 2	3618 x 2897mm	11'10" x 9'6"
Bedroom 3	2391 x 2242mm	7'10" x 7'4"
Bedroom 4	2401 x 2302mm	7'11" x 7'7"
Bathroom	2024 x 1726mm	6'8" x 5'8"

[Approximate dimensions]



Second Floor

Bedroom 5	3378 x 2909mm	11'11" x 9'7"
En suite	2024 x 1630mm	6'8" x 5'4"
Bedroom 6	5336 x 3205mm	17'6" x 10'6"
En suite	2710 x 2092mm	8'11" x 6'10"
Study/Store	2389 x 1443mm	7'10" x 4'9"

[Approximate dimensions]

KEY	○ Light fitting	⚡ T.V. aerial socket	— Radiator	CYL Cylinder	◀▶ Dimension location
	⚡ Electric socket	📺 Media plate	B Boiler	wm Washing machine space	
	☎ Telephone outlet point	⚡ Shaver socket	ST Store	f/f Fridge/freezer space	



SIT BACK, RELAX AND ENJOY YOUR NEW HOME WHICH IS COVERED BY A 5 YEAR FIXTURES AND FITTINGS WARRANTY

Buying a new home is probably one of the biggest purchases you'll ever make and we understand how important finding the right one for you, really is. Our new homes at City Wharf are built using the latest methods in design and high standards in build quality but for extra assurance all our customers receive an *exclusive five year warranty on their home in addition the 10 year warranty given by the NHBC.



*Our 5 Year Warranty is available on virtually all of our developments and properties. Please speak to one of our Sales Advisers for further details. The warranty extends the purchaser's 2 year NHBC non-structural Buildmark Policy or Zurich Standard 10 Policy to 5 years. Terms and conditions apply. See website for full details of what is included and excluded under this Warranty. Your statutory rights are unaffected.



FANTASTIC OFFERS

WE HAVE MANY SCHEMES TO HELP YOU MOVE HOME

At City Wharf, we have a great range of offers to suit your circumstances. Whether you are buying your first home or moving to a bigger one. If you need a bit of help securing a deposit, furnishing your new home or selling your old one, we will give our all to tailor the best available solution to suit your needs.



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CHOOSING BARRATT HOMES IS A SMART MOVE

WE'RE RATED 5 STARS FOR CUSTOMER SATISFACTION

We have been awarded the exceptional 5-star status[^] for customer satisfaction by the Home Builders Federation, year after year. Our customers are so happy with the quality of our service that, when surveyed, over 90% of our homeowners would recommend us to friends and family.



[^]Awarded to Barratt Developments Plc Group brands



City Wharf
Foleshill Road
Coventry
CV1 4JP

barratthomes.co.uk
0844 811 3377

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