



T H E  
**Pinewoods**


Just off Wyken Way, Coventry

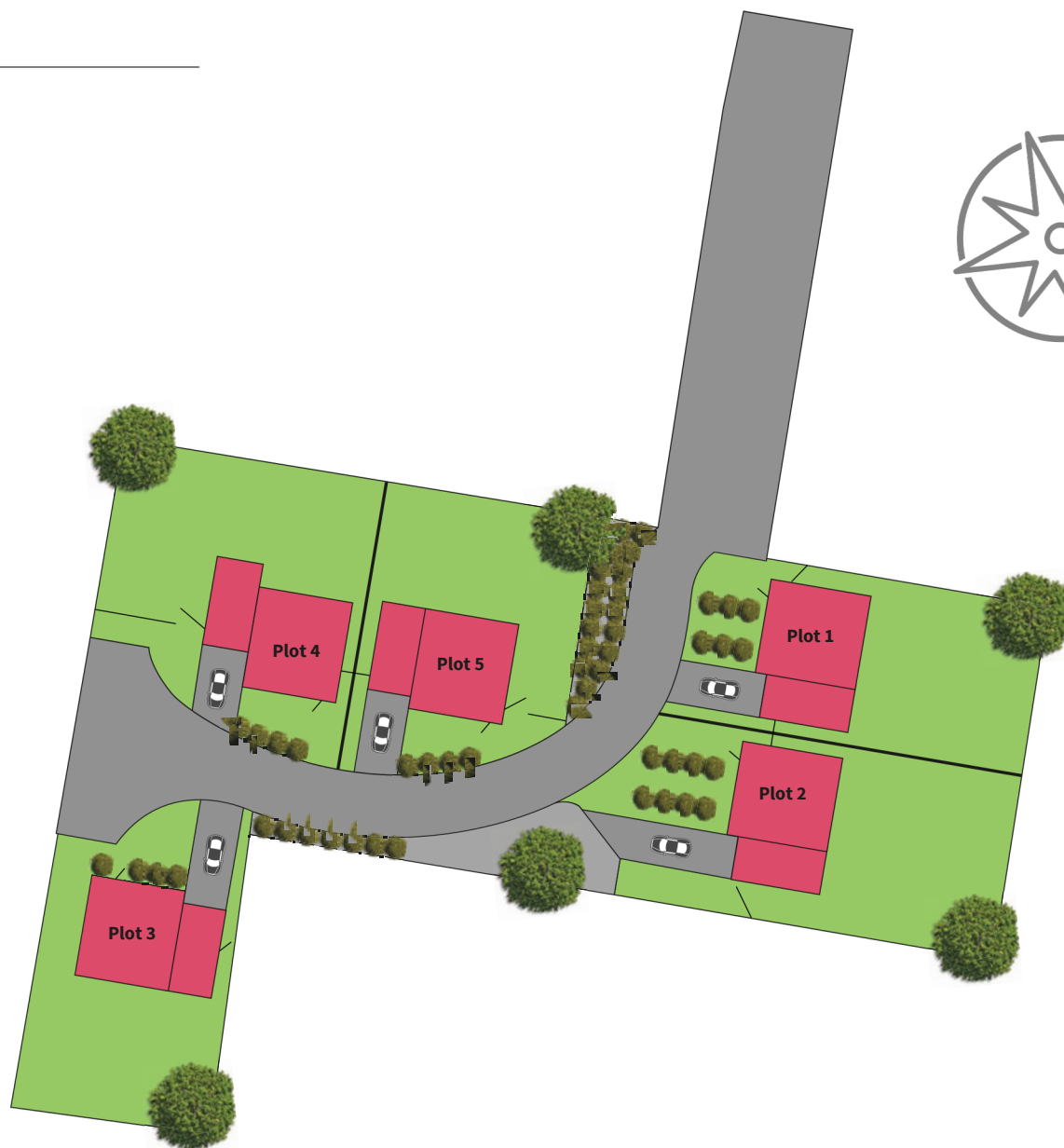


A superb new development of 5 detached, 3 storey homes with single garages on the outskirts of Coventry City Centre. Providing a wealth of shops, eateries and entertainment within easy reach.



## Key

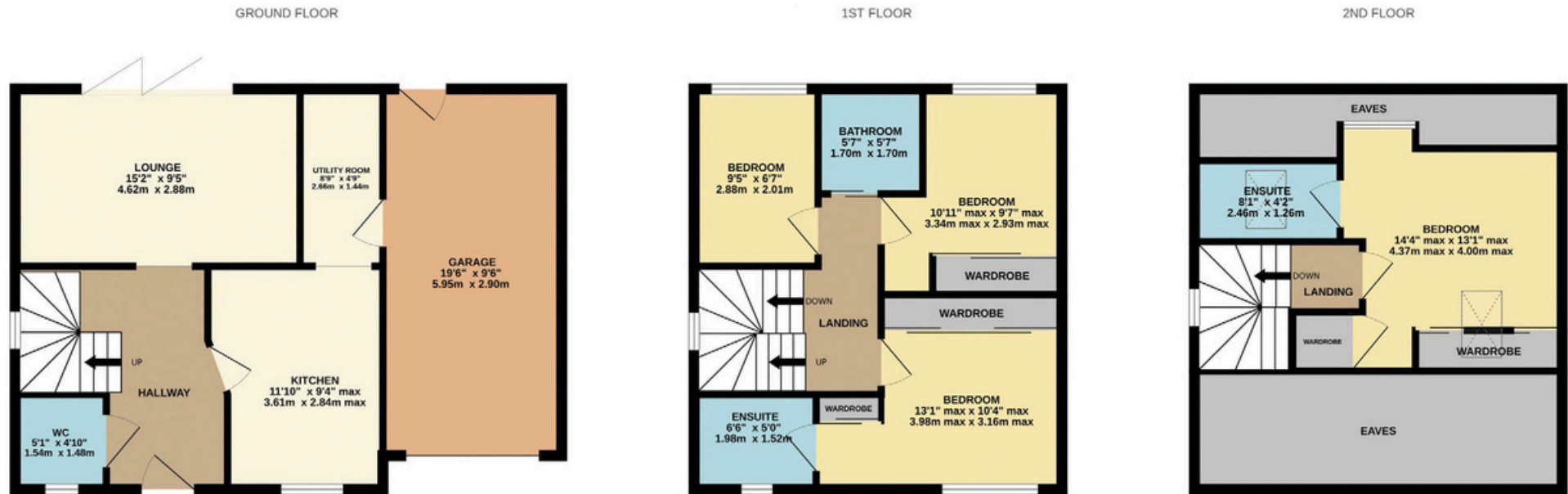
 **Plots 1 - 5** - 4 bed, 3 storey detached houses



## Residential Development The Pinewoods

For identification purposes only. Not a legal representation of the development. Not to scale

## 4 Bedroom Detached House with Garage



DETACHED HOUSE

Wardrobes shown are not standard and are only shown on the drawing for option purposes. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A exclusive enclave of five luxury 3 storey 3 and 4 bedroom detached homes situated in a small courtyard adjacent to Burbage Common and Woods. Creating a lovely unique living environment in a beautiful part of Burbage.

These fabulous new homes are in a tucked away location on a private road. Close to the village centre with a wide range of amenities.

Located just 1½ miles from Hinckley Town Centre offering an abundance of supermarkets, shops, restaurants, pubs, bars, coffee shops and leisure center and just 1 mile from Hinkley Rail Station.

If travelling out of Burbage, there are fast east links to the M69, M1 and M6. Being ideal for commuters with convenient access to Leicester, Coventry, Warwickshire, Birmingham...



# Specification

## — External Finishes

- White linear internal doors to all rooms
- Polished Satin door handles
- Polished Satin sockets and switches to ground floor
- Porcelain Flooring to Wet areas
- Digital Thermostats Wi-Fi connectivity with adaptation
- Underfloor Heating to Ground Floor
- Porcelain Flooring throughout on Ground Floor
- LED Lighting to ceiling of Lounge
- Bluetooth Ceiling Speakers to Ground Floor
- Wardrobe Carcass to Top Floor Bedroom only in Plot 1
- Wiring only supplied for CCTV and burglar alarm system

## — External Finishes

- Solar Panels
- External composite multilocked doors
- UPVC Double glazed windows
- Aluminium Bi Fold Doors from lounge to garden
- Street Lighting bollards outside each plot
- Permeable Driveways
- Electric Vehicle Charging Points
- Landscaping to front gardens, patio and turf to rear garden

- Outside Tap
- PIR exterior lighting to front and rear of each home
- Personnel Door from garage to House and garage to garden

## — Security

- External composite multilocked doors
- Wiring for Burglar alarm and CCTV (Burglar Alarm and CCTV not supplied)

## — Kitchen/Dining Room

- Professionally designed contemporary Kitchen Cupboards
- Laminate work surfaces to kitchen with upstand
- Stainless steel sink bowl and drainer
- Stainless steel splashback
- Chrome plated mixer tap
- (Manufacturer - TBC) 4 burner Gas Hob
- (Manufacturer - TBC) Integrated Extractor Hood
- (Manufacturer - TBC) Built-in single combination electric oven
- Integrated 60cm Dishwasher
- Porcelain Flooring
- Chrome Downlighters
- Polished Satin sockets/switches

## — Utility

- Laminate worktop
- Porcelain flooring
- Chrome Downlighters
- Polished Satin sockets and switches

## — Hall

- Polished Satin sockets and switches
- Porcelain flooring

## — Lounge

- Porcelain flooring
- Satin Polished sockets and switches
- LED lighting to lounge ceiling

## — Bathroom

- Contemporary white sanitaryware
- Concealed Cistern with back to the wall pans
- Dual flush mechanism to toilets to reduce water consumption
- White concealed sink
- Panel enclosed white bath with shower over
- Full height wall tiling
- Chrome plated dual controlled mixer taps with pop up waste to basins and bath
- Chrome Heated Towel Rails
- Vanity unit
- Chrome Downlighters
- Porcelain flooring

### — En-Suite (First Floor and Top Floor)

- Contemporary white sanitaryware
- Chrome plated mixer tap
- Full height wall tiling to shower and splashback to sink
- Concealed Cistern with back to the wall pans
- White sink with concealed pedestal
- Flush single shower cubicle with thermostatic mixer tap
- Chrome Heated Towel Rail
- Vanity Unit
- Chrome Downlighters
- Porcelain flooring.
- Splashback to sink

### — Bedrooms

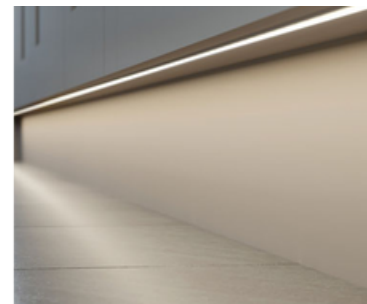
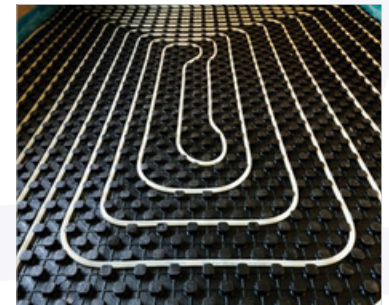
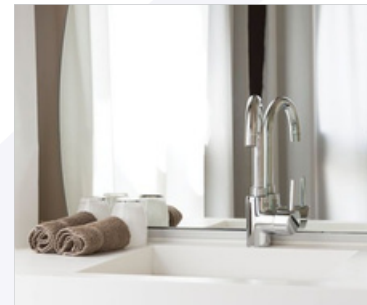
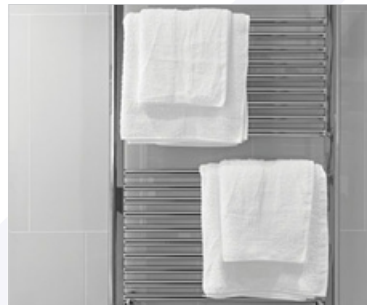
- Wardrobe Carcass to Top Floor Bedroom only in Plot 1

### — Electrical and Lighting

- Chrome Downlighters to Kitchen/Diner, Bathroom and En Suite
- Double and single electrical sockets throughout - Chrome/Satin Sockets and Switches to Ground Floor
- Fibre optic wiring for broadband - TBC
- Exterior lighting to front and rear of each plot
- Double Exterior Power socket
- Polished Satin sockets and switches to Ground Floor

### — Heating / Hot Water

- Combi Boiler
- Digital Thermostats Wi-Fi connectivity with adaptation
- Heated towel rails to Bathroom and En Suites



# The Pinewoods – Wyken

A suburb of Coventry, situated between the areas of Stoke and Walsgrave, three miles east – north east of Coventry City Centre.

The City of Coventry is right in the centre of the country, lying 20 miles south east of Birmingham, 10 miles north of Warwick and approximately 100 miles north west of London.

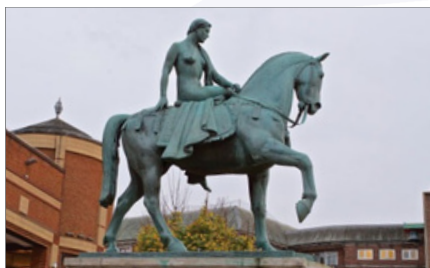
Coventry is home to three universities and the continued £450m regeneration of the city centre, have all helped enable somewhat of a transformation over recent years. Being awarded the UK City of Culture in 2021 and a host city for the 2022 Commonwealth Games.

Lady Godiva was an ancestor of the Sewell family, for whom the Manoir d'Auteuil building was built in 1835. This historical figure is known by the legend dating from the 11th century that has since been attached to her name.

This story says that Lady Godiva allegedly asked her husband, Leofric Count of Chester, to withdraw the many taxes imposed on the people of Coventry, England. In exchange, Leofric would have asked her to parade naked on her horse through the streets of the city, believing that she would never dare to do so. When, to her husband's surprise, she took up the challenge and he canceled, as promised, several taxes crushing the people of Coventry.

The Cathedral Church St Michael – better known as Coventry Cathedral – is a Grade I listed building. It replaced the 14th century St Michael's Cathedral, destroyed in a German air raid in 1940. Architect Basil Spence's radical modernist design for the new building caused controversy when it was revealed in 1950.

The Coventry Building Society Arena offers shops and places to dine. The extensive shopping and cultural venues for all the family, Coventry is a great place to live.



Other places to visit in Coventry are:

- Coombe Abbey
- Herbert Art Gallery
- Belgrade Theatre
- The Wave Waterpark
- Coventry Transport Museum

Also on your doorstep, is access to the M1, M40, M42, M6 and M69.

Coventry also benefits from excellent public transport networks such as buses serving the city, and trains getting you to Birmingham within 30 minutes and London in just over an hour.



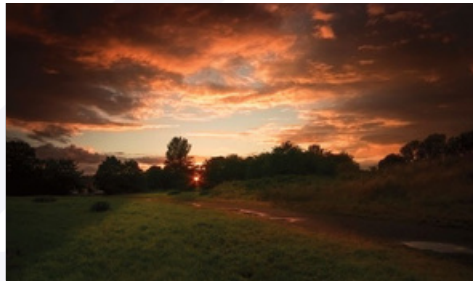


# Wyken Croft Nature Reserve

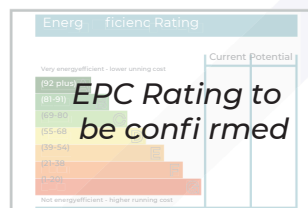
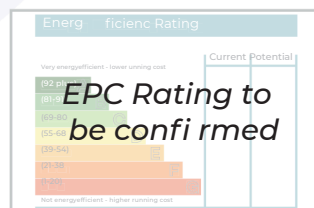
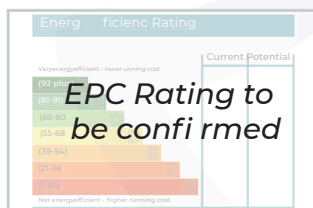
## On Your Doorstep!

This is the city's first ecological park, created by Coventry City Council as part of a department reclamation scheme, which has involved topsoiling to new contours, landscaping, planting trees and wildflowers.

Wyken Croft Nature Reserve is on your doorstep with a 1450m trail on footpaths and grass for those that enjoy long quiet walks to release some of that energy after a hard day or somewhere to walk our furry friends in the family!



### EPCs

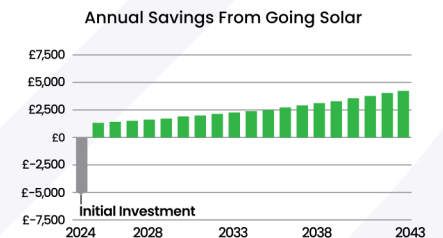
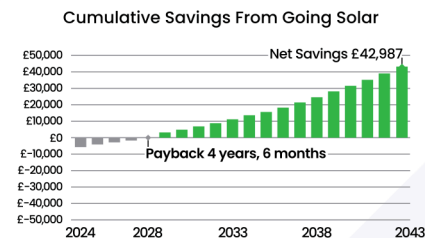


**Advantage Home Construction Insurance** provides a structural defects warranty that protects against defects in newly built or converted residential developments.

The warranty covers structural issues for up to 10 years on your new home.

**£49,487**

Estimated utility bill saving over a 20 years period







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For Further Information Please Contact



024 7665 2200