

WHITTLE HOUSE

Warwick Street - Earlsdon - Coventry



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INTRODUCTION



Dear Prospective Buyer,

First of all thank you for taking the time to express interest in our new **luxury apartments** here on Warwick Street, Earlsdon.

We're delighted to present a range of **high end 1 & 2 bedroom apartments** in the heart of Earlsdon, a stones throw from the popular Earlsdon street.

We've been involved in this development from the start, working with renowned builder RBC Construction on behalf of Jewellery Construction, international architects IDP & partnered with Askews Chartered Accountants we're proud to show you Whittle House.

Nick Williams
Williams & Binch Owner

Partners



APARTMENT SPECIFICATION

Introducing Whittle House, an exquisite luxury apartment complex nestled in the vibrant heart of Earlsdon, Coventry. Designed with modern elegance and unparalleled convenience in mind, this development offers a selection of meticulously crafted 1 & 2 bedroom apartments, each boasting a harmonious blend of sophistication and comfort.

Upon entering Whittle House, residents are greeted by a sense of refinement and luxury. The apartments feature sleek and contemporary interiors, with high-quality finishes and thoughtful details throughout.

Each apartment features a solid oak entrance door & full underfloor heating with zonal controls.

The spacious living areas are flooded with natural light, creating an inviting atmosphere for relaxation and entertainment. Residents can indulge in the ultimate kitchen experience in the designer white gloss spotlighted kitchen, equipped with soft close doors, built in utensil drawers integrated appliances including a 4 ring induction hob, bespoke Apelson extractor fan (Hotte de cuisine), Hotpoint dishwasher, anthracite glitter sink and luxurious quartz worktop & backsplash.

Attention to detail is evident in every corner of these residences, with brushed aluminum fittings and convenient USB sockets & ariel/ethernet ports in the master bedroom adding a touch of modernity and functionality.

The en-suites feature a Triton sports shower & designer panels with the convenience of a shaver socket & spotlights.



APARTMENT SPECIFICATION

For added comfort and convenience, each apartment is equipped with UPVC double glazed windows and Valiant combi boiler to provide efficient gas central heating, ensuring a cozy environment year-round.

Whittle House offers the flexibility of choice, allowing purchasers to select their preferred flooring options to suit their individual tastes and preferences.

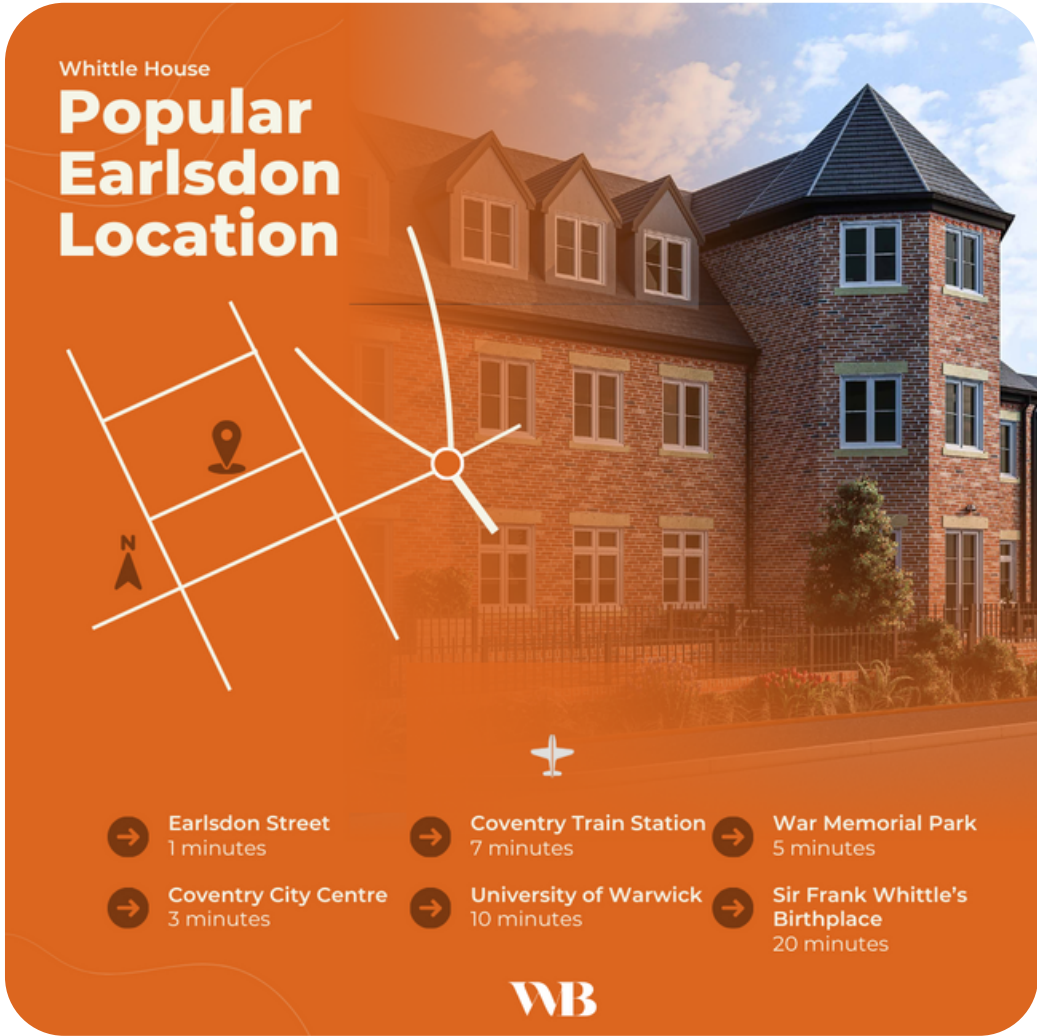
Parking is a breeze with allocated parking spaces available for each apartment, providing residents with peace of mind and hassle-free access to their homes. Security is paramount at Whittle House, with secure intercom systems providing an added layer of protection and peace of mind for residents.

With a 10-year NHBC warranty and a 999-year lease, residents can rest assured knowing that their investment is protected for years to come.

Experience the epitome of luxury living at Whittle House, where every detail has been carefully curated to elevate your lifestyle to new heights.

Welcome home.





LOCATION

Earlsdon

Coventry

Whittle House is located on Warwick Street, a stones throw from the popular Earlsdon street which hosts many eateries, bars, cafes & independant shops as well as a small supermarket & Earlsdon library.

With Coventry City Centre just 1 mile away you have access to a wide range of retail shops, further hospitality options & the famous Coventry circular market.

Further afield you've got Coventry train station (7 minutes away by car), with trains running directly to London Euston in 58 minutes. The A45 (7 minutes away by car) takes you directly to Birmingham going past Birmingham International Airport.

Coventry University & The University of Warwick also sit in close proximity with public transport to both just a few minutes walk away.



LOCATION

Conveniently situated in the vibrant neighborhood of Earlsdon, residents enjoy close proximity to renowned sporting venues such as Hearsall Golf Club, Beechwood Lawns Tennis Club, and Coventry Rugby Club. Just a stone's throw away, Hearsall Golf Club offers an exceptional golfing experience with its championship course and picturesque surroundings, perfect for enthusiasts looking to tee off in style. Meanwhile, Beechwood Lawns Tennis Club beckons tennis aficionados with its well-maintained courts and vibrant community atmosphere, providing opportunities for players of all levels to hone their skills and enjoy friendly competition. And for rugby enthusiasts, Coventry Rugby Club stands as a pillar of sporting excellence, offering thrilling matches and a passionate fan base just moments away from home. With these premier sporting destinations nearby, residents of Earlsdon have ample opportunities to stay active, socialize, and immerse themselves in the excitement of their favorite sports.

Whittle House is blessed with an abundance of nearby green spaces, providing residents with tranquil retreats and opportunities to connect with nature amidst the hustle and bustle of city life. One such cherished green space is Hearsall Common, a sprawling parkland just a short stroll from the heart of Earlsdon. With its lush grassy expanses, mature trees, and meandering pathways, Hearsall Common offers a serene escape for outdoor enthusiasts, dog walkers, and families alike. Here, visitors can unwind with a leisurely picnic, take a refreshing walk or jog, or simply bask in the beauty of the natural surroundings.

Additionally, Earlsdon is within easy reach of the stunning War Memorial Park, a beloved local gem that spans over 48 hectares of landscaped gardens, recreational facilities, and wildlife habitats. From its scenic lake and flower gardens to its playgrounds and sports fields, War Memorial Park provides endless opportunities for relaxation, recreation, and leisure activities for residents of all ages. Whether enjoying a leisurely stroll, playing a game of tennis, or hosting a family barbecue, this expansive green space serves as a cherished gathering place for the community.

With such a wealth of green spaces in close proximity, Earlsdon residents are spoiled for choice when it comes to enjoying the great outdoors. Whether seeking relaxation, recreation, or simply a breath of fresh air, these nearby green havens provide the perfect backdrop for a life well-lived in harmony with nature.



LOCATION

Coventry city centre, steeped in history and brimming with cultural significance, offers a captivating journey through time with its historic streets and landmarks. As one of the UK's oldest cities, Coventry boasts a rich tapestry of architectural styles, from medieval timber-framed buildings to grand Victorian edifices. Walking through the city centre's cobbled streets, visitors encounter iconic landmarks such as the magnificent Coventry Cathedral, a striking symbol of resilience and reconciliation in the aftermath of World War II.

The medieval St. Mary's Guildhall stands as a testament to the city's storied past, while the elegant buildings of Bayley Lane evoke a bygone era of Tudor charm. Coventry's historic streets are alive with the echoes of centuries past, inviting exploration and discovery around every corner, and offering a glimpse into the city's fascinating heritage for residents and visitors alike.



OUR PICKS : FOOD



Sage Coffee Shop

**Address: 45 Earlsdon Street,
Earlsdon, CV5 6EP**

A local favourite, Sage is a family ran cafe in the heart of Earlsdon offering delicious food, drinks & homemade tasty treats. Open 7 days a week it's a short walk away from Whittle House.



Earlsdon Supper Club

**Address: Mayfield Road, Earlsdon,
CV5 6PN**

ESC is a unique & relaxed shared table fine dining experience created by Chef of the Year 21/22 Tobias Reutt. A seasonal menu using ingredients grown on their Earlsdon allotment, or foraged locally.



Surf & Slice

**Address: 42 Earlsdon Street, Earlsdon,
CV5 6EP**

Offering authentic Neapolitan wood fired pizza & craft beers, this local spot offers both indoor & outdoor dining with a relaxed vibe. Offering weekly specials & expanding next door to offer brunch!



Ristorante Da Vinci

**Address: 50 Earlsdon Street,
Earlsdon, CV5 6EJ**

A long standing staple of the high street, Da Vinci's offers Italian classics using the freshest locally sourced produce, or imports directly from Italy. A must try on the high street!



OUR PICKS : DRINK



The Cottage

Address: 22 Warwick Street, Earlsdon, CV5 6ET

Look directly across the road, and you'll see The Cottage, a pub dating back to 1800's. They offer a wide range of beers & ciders on draught, a substantial cocktail menu & a wood fired pizza oven!



The Royal Oak

Address: 22 Earlsdon Street, Earlsdon, CV5 6EJ

Another historic Earlsdon pub, the Royal Oak dates back to 1859. Recently added to the 2024 Camra Good Beer Guide, it's a must visit offering real ales & a small food menu.



Beer Gonzo

Address: 3A Earlsdon Street, Earlsdon, CV5 6EP

Starting as a bottle shop with 18-line taproom to the rear, Beer Gonzo has organically grown to now offer a deli service alongside it's international drinks offering. A somewhat of a hidden gem!



Millsy's

Address: 20 Earlsdon Street, Earlsdon, CV5 6EG

Established in 2000, Millsy's offers a great range of food, drink & hosts weekly open mic nights. Established as one of Coventry's most popular venue's for evening drinks.



AMENITIES

Earlsdon boasts a vibrant and diverse range of local amenities, catering to the needs and interests of its residents with convenience and charm.

- **Post Office:** Residents of Earlsdon have easy access to postal services through the local post office, providing a range of mailing and parcel services, as well as currency exchange and banking facilities.
- **Library:** The community is enriched by a well-stocked library, offering a treasure trove of books, magazines, and multimedia resources for residents of all ages. Additionally, the library may host events, workshops, and activities for the local community to enjoy.
- **Albany Cycles:** Cycling enthusiasts can rejoice in the presence of a dedicated bicycle shop, offering a wide selection of bikes, accessories, and maintenance services. Whether you're a casual rider or a serious cyclist, the shop provides everything you need to explore Earlsdon and beyond on two wheels.
- **Salons & Barbers:** Pamper yourself at one of Earlsdon's stylish salons and barbershops, where skilled professionals provide a range of services to help you look and feel your best. From haircuts and styling to manicures and massages, residents can enjoy top-notch grooming experiences without venturing far from home.
- **Laundrette:** For those in need of laundry services, a local laundrette offers convenient facilities and expert assistance to ensure that your garments are cleaned, dried, and pressed to perfection.
- **Florists:** Brighten up your day or mark a special occasion with a visit to one of Earlsdon's charming florists. From elegant bouquets to stunning arrangements, these floral specialists provide a delightful selection of blooms to suit every taste and occasion.
- **Convenience Stores:** Residents can find all the essentials and more at Earlsdon's convenience stores, which offer a wide range of groceries, household items, and everyday necessities. Whether you need to stock up on pantry staples or grab a quick snack on the go, these stores have you covered.

With its array of local amenities, Earlsdon truly offers the best of both worlds—combining the convenience of urban living with the warmth and community spirit of a small town.

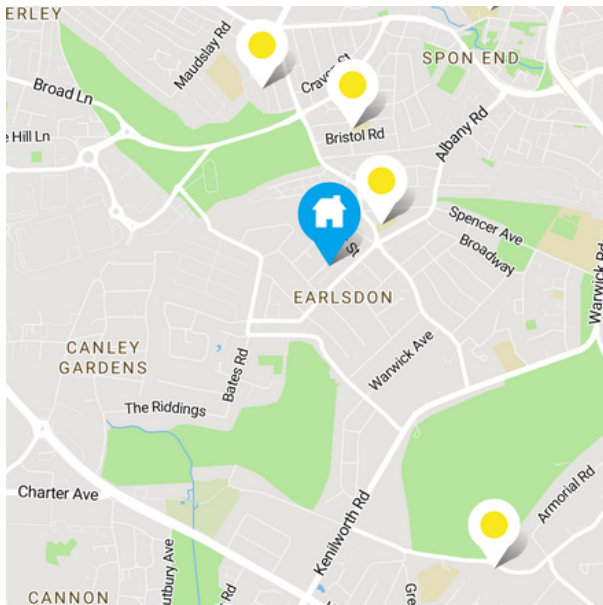


SCHOOL CHECKER

Located in the heart of Earlsdon, Whittle House offers great location for primary & secondary, both state & independent.

Primary Schools

(State)



Earlsdon Primary School (0.170 miles)

Ofsted: Good

Results: Top Performer

Popularity: 2 applications per place

Hearsall Community Academy (0.361 miles)

Ofsted: Good

Results: Average Performer

Popularity: 3 applications per place

All Souls Catholic Primary (0.497 miles)

Ofsted: Good

Results: Average Performer

Popularity: 2 applications per place

Stivichall Primary School (0.913 miles)

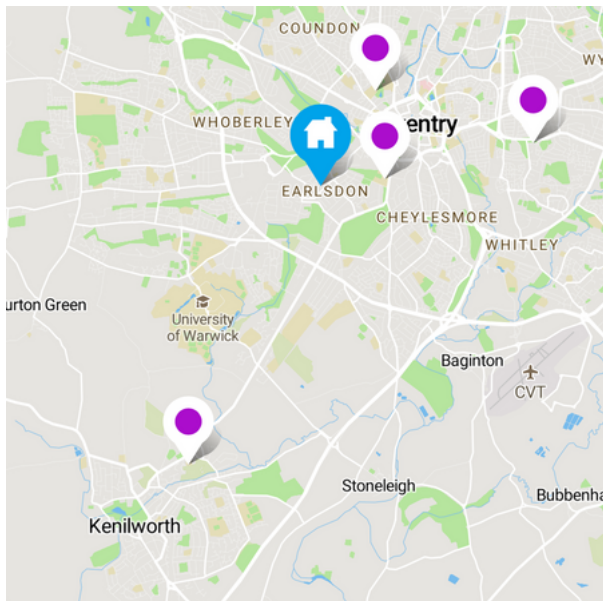
Ofsted: Good

Results: Good Performer

Popularity: 3 applications per place

Primary Schools

(Independent)



King Henry VII School (0.681 miles)

Boarding: Day

Fees: £3660.00

Gender Profile: Coeducational

Bablake Preparatory School (1.17 miles)

Boarding: Day

Fees: £1325.00 - £2778.00

Gender Profile: Coeducational

Pattison College (2.33 miles)

Boarding: Day

Fees: £1850.00 - £2047.00

Gender Profile: Coeducational

Crackley Hall School (3.37 miles)

Boarding: Day

Fees: £349.00 - £3038.00

Gender Profile: Coeducational

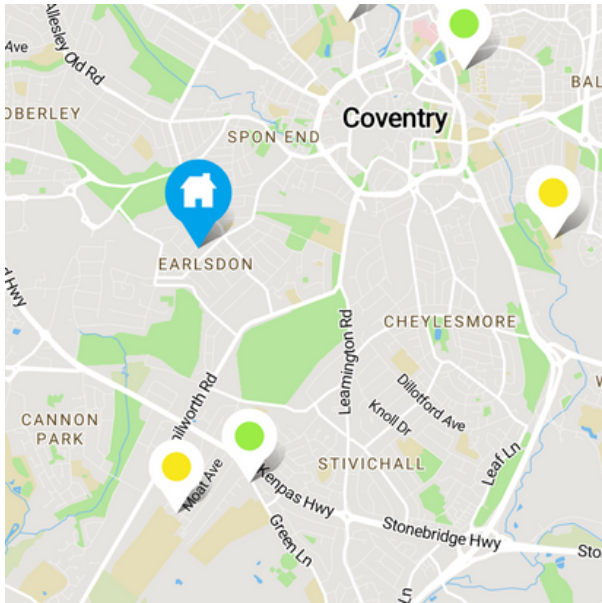


SCHOOL CHECKER

Great public transport links across the city offer convenient travel. With a light rail linked planned this is only set to improve further.

Secondary Schools

(State)



Finham Park School (1.19 miles)

Ofsted: Outstanding

Results: Good Performer

Popularity: 2 applications per place

Bishop Ullathorne Catholic School (1.33 miles)

Ofsted: Good

Results: Good Performer

Popularity: 2 applications per place

Sidney Stringer Academy (1.58 miles)

Ofsted: Outstanding

Results: Average Performer

Popularity: 3 applications per place

Blue Coat Church of England (1.75 miles)

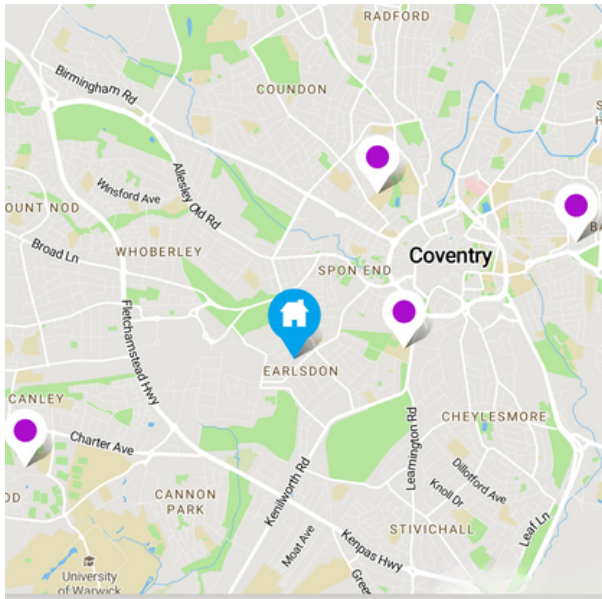
Ofsted: Good

Results: Good Performer

Popularity: 3 applications per place

Secondary Schools

(Independent)



King Henry VII School (0.681 miles)

Boarding: Day

Fees: £3660.00

Gender Profile: Coeducational

Bablake Preparatory School (1.17 miles)

Boarding: Day

Fees: £1325.00 - £2778.00

Gender Profile: Coeducational

National Maths & Science College (1.83 miles)

Boarding: N/A

Fees: N/A

Gender Profile: N/A

Summit School (1.90 miles)

Boarding: N/A

Fees: N/A

Gender Profile: N/A



UTILITIES

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



Networks In Your Area



Mobile Phone Coverage

(Indoors, Voice & Data)



Water & Sewage Provider



Further Property Details

Council Tax Band:

Conservation Area:

Surface Flood Risk:

Rivers & Sea Flood Risk:

EPC Rating:



PRICE LIST

Apartment	Address	Location	Beds	En-Suite	Price
1	19 Warwick Street, Earlsdon, CV5 6BQ	Ground Floor	1	No	£270,000
2	19 Warwick Street, Earlsdon, CV5 6BQ	Ground Floor	1	No	£280,000
3	19 Warwick Street, Earlsdon, CV5 6BQ	Ground Floor	2	Yes	£317,500
4	19 Warwick Street, Earlsdon, CV5 6BQ	First Floor	1	No	£275,000
5	19 Warwick Street, Earlsdon, CV5 6BQ	First Floor	1	No	£280,000
6	19 Warwick Street, Earlsdon, CV5 6BQ	First Floor	2	Yes	£317,500
7	19 Warwick Street, Earlsdon, CV5 6BQ	Second Floor	1	No	£260,000
8	19 Warwick Street, Earlsdon, CV5 6BQ	Second Floor	1	No	£280,000
9	19 Warwick Street, Earlsdon, CV5 6BQ	Second Floor	2	No	£295,000
10	19 Warwick Street, Earlsdon, CV5 6BQ	Ground Floor	2	Yes	£317,500
11	19 Warwick Street, Earlsdon, CV5 6BQ	Ground Floor	2	Yes	£317,500
12	19 Warwick Street, Earlsdon, CV5 6BQ	First Floor	2	Yes	£315,000
13	19 Warwick Street, Earlsdon, CV5 6BQ	First Floor	2	Yes	£315,000
14	19 Warwick Street, Earlsdon, CV5 6BQ	Second Floor	2	No	£290,000
15	19 Warwick Street, Earlsdon, CV5 6BQ	Second Floor	2	No	£290,000






**Coventry's family estate agent - helping with
your every move!**

CONTACT US

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Let's get social!

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