



# WILLOW GROVE

COVENTRY

An exciting new development of 2, 3 & 4-bedroom homes

LaganHomes<sup>®</sup>



# WELCOME to WILLOW GROVE

Willow Grove offers a selection of two, three and four bedroom houses, along with two bedroom bungalows, centred around a community orchard and a public open space. Ideally located close to the centre of Coventry, it's the perfect place to enjoy life to the full.

Willow Grove is perfectly placed just south of the A45 in Pickford Green, just fifteen minutes from the centre of Coventry.

Everyday essentials can be found just a couple of minutes down the road in Eastern Green, where you'll also find St Andrews Church of England Infant School and Eastern Green Junior School. Both schools were rated as "Good" in their most recent Ofsted reports.

There is a good choice of secondary schools and Sixth form colleges within easy reach of Willow Grove. The city of Coventry is home to two Universities, the city centre-based Coventry University and The University of Warwick.

Eastern Green Village Hall is just over half a mile away and offers a range of amenities including a pre-school, yoga and pilates classes.

The Bob Coward Memorial Ground, which is home to Barkers Butts Rugby Football Club is just a short walk away from the development. Millisons Wood nature reserve is also nearby; the Woodland Trail is perfect for a gentle stroll, with the complete circuit taking around half an hour.

For something to eat or drink, The Queen's Head pub and The Unicorn are both less than two miles way.

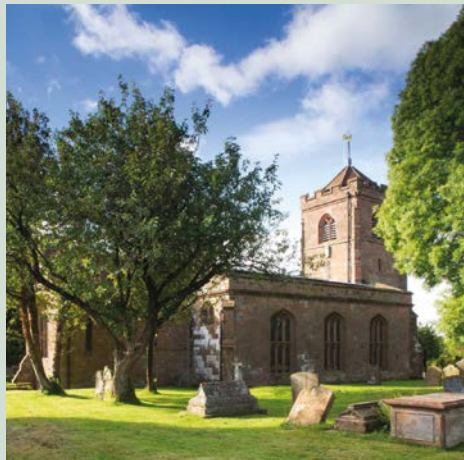


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*An idyllic country community close to the centre of Coventry.*

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## IN and AROUND

Coventry is a lively city, with a wide range of amenities; selected as UK City of Culture for 2021, the city has a rich heritage, from Lady Godiva, through several spells as the country's capital, to the building of the first British-built production car.

The city is famous the world over for its "new" Cathedral, which stands beside the ruins of its medieval forebear.

From the Albany and Belgrade theatres to the Warwick Arts Centre and the Xcel Leisure Centre, there's something for everyone's entertainment. The city has several indoor shopping centres, which offer a good choice of national retail brands, a pedestrian shopping area and an IKEA.

The North Warwickshire Golf Club, The Stonebridge Golf Club and the adjacent Packington Fisheries are all less than ten minutes away.

For a day out for the whole family, The National Motorcycle Museum, The National Exhibition Centre and Resorts World are also close by, with easy access by car or by train to Birmingham International.

The combination of convenient commuting, easy access to a wide range of amenities and the delights of the surrounding Warwickshire countryside, make Willow Grove the perfect place to call home.



The computer generated image represents a typical street scene, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.



- V Visitor Parking Space
- BCP Bin Collection Point
- BS Bin Store
- EVCP Electric Vehicle Charging Point
- WMBH West Midlands Bike Hire Scheme

Existing Residential Development

Biodiversity Enhancement Area

### 2-bedroom homes

- The Aldermoor
- The Braeburn
- The Sherbourne

### 3-bedroom homes

- The Earlsdon
- The Westwood
- The Cameo
- The Meriden

### 4-bedroom homes

- The Hollyberry
- The Gala
- The Pippin
- The Opal
- The Ambrosia
- The Liberty

- Shared Ownership
- Rental Homes

The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.



# the SHERBOURNE



# Plots 49, 50

## A 2 bedroom semi-detached home

### Ground Floor

Living Room 4,407mm x 3,022mm 14'5" x 10'0"

Kitchen/Dining Room 4,015mm x 2,935mm 13'2" x 9'6"

Cloakroom

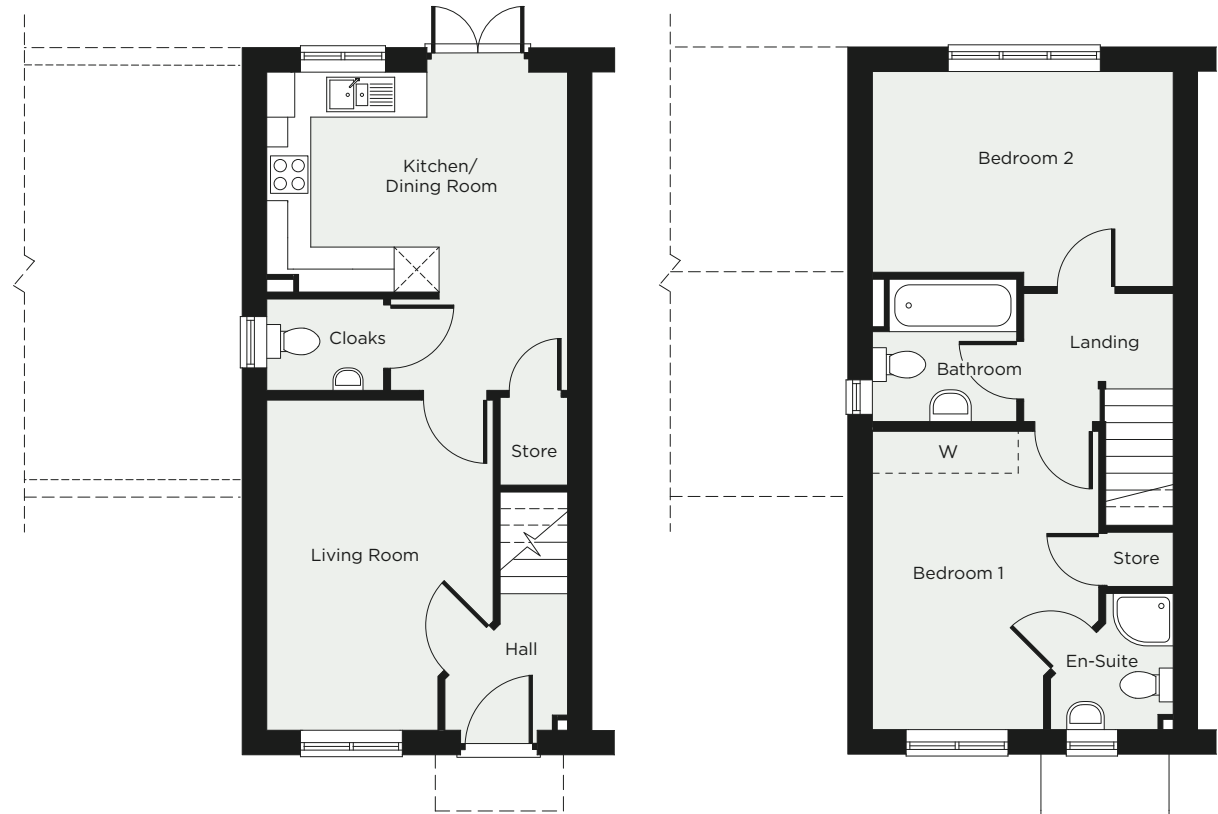
### First Floor

Bedroom 1 3,982mm x 3,018mm 13'0" x 10'0"

En-Suite

Bedroom 2 4,015mm x 2,679mm 13'2" x 8'8"

Bathroom



The 2024 specification mentioned in this brochure is valid for reservations made up to 31st December 2024 and applies to selected house types only. Specifications and availability may vary. For more detailed information, please contact a Sales Adviser at Willow Grove.

The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Please ask the Sales Adviser for details of specific plots.



the  
EARLSDON





# Plots 77\*, 86, 104

## A 3 bedroom semi-detached home

\*Note, plot 77 is a mid-terrace

### Ground Floor

Living Room 4,408mm x 3,584mm 14'5" x 11'7"

Kitchen/Dining Room 4,577mm x 3,160mm 15'0" x 10'4"

Cloakroom

### First Floor

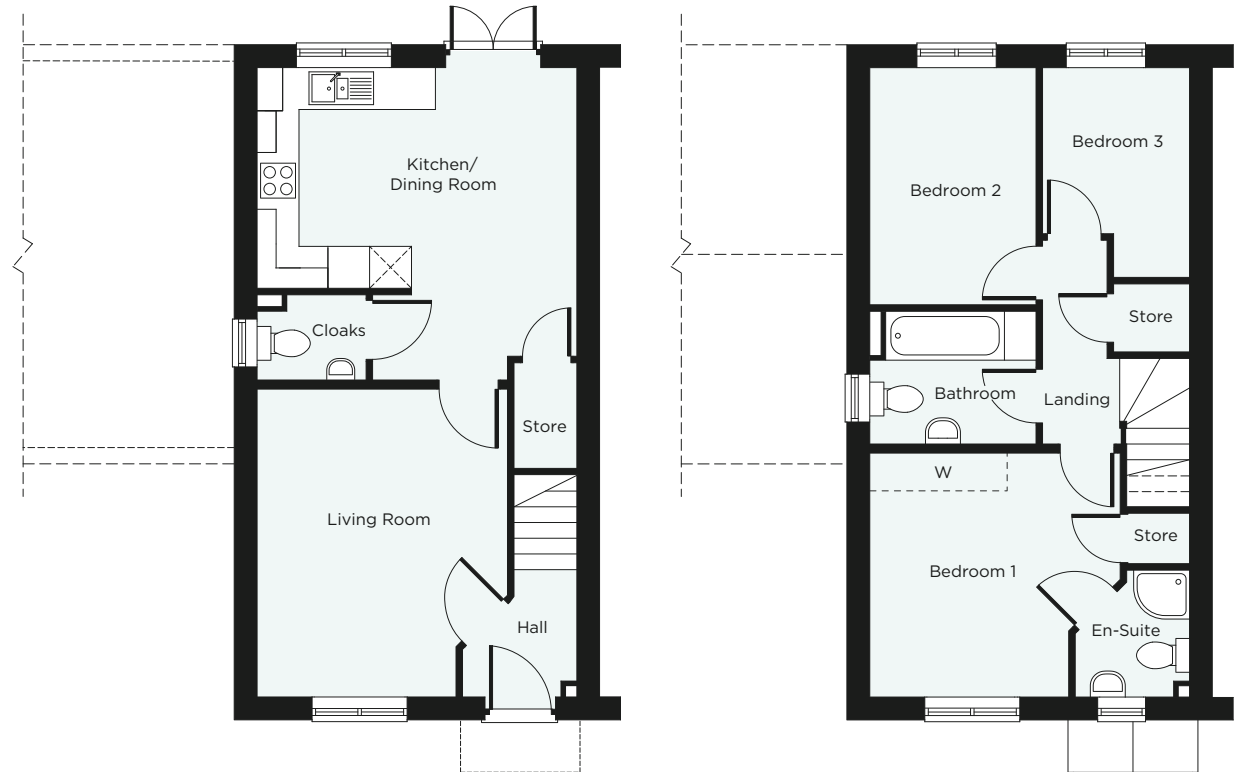
Bedroom 1 3,584mm x 3,493mm 11'7" x 11'5"

En-Suite

Bedroom 2 3,394mm x 2,380mm 11'1" x 7'8"

Bedroom 3 3,002mm x 2,104mm 9'9" x 7'0"

Bathroom



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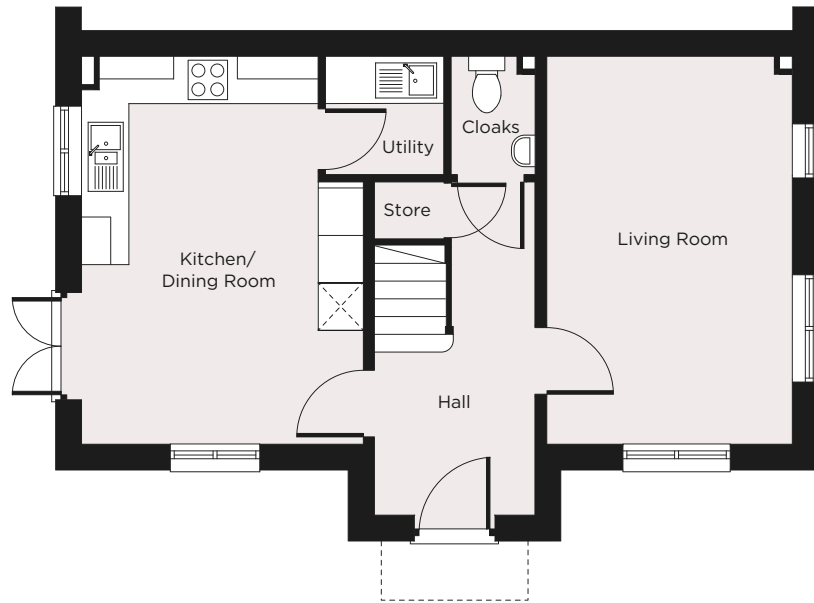


the  
CAMEO



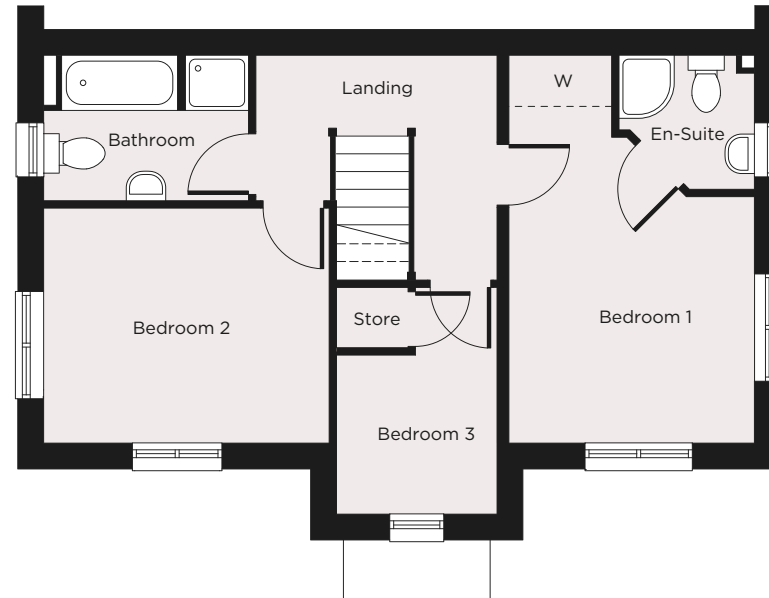
# Plot 85

A 3 bedroom semi-detached home



## Ground Floor

Living Room	4,918mm x 3,113mm	16'1" x 10'2"
Kitchen/Dining Room	4,918mm x 3,573mm	16'1" x 11'7"
Utility	1,500mm x 1,500mm	4'9" x 4'9"
Cloakroom		



## First Floor

Bedroom 1	4,917mm x 3,112mm	16'1" x 10'2"
En-Suite		
Bedroom 2	3,619mm x 2,980mm	11'9" x 9'8"
Bedroom 3	2,057mm x 2,035mm	6'8" x 6'7"
Bathroom		

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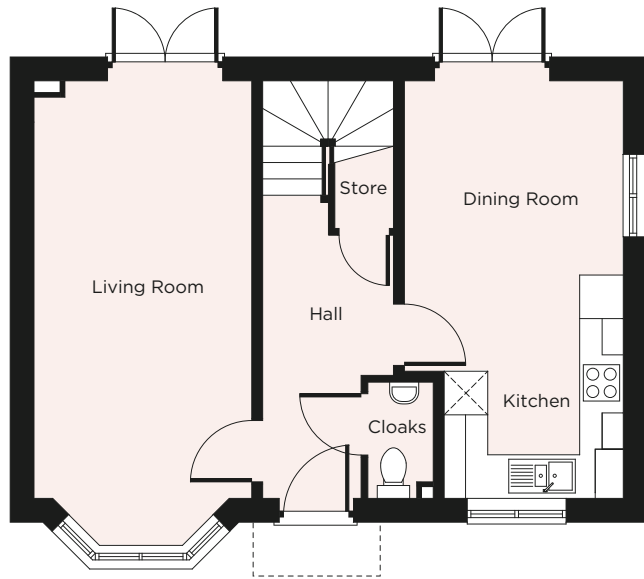


the  
MERIDEN



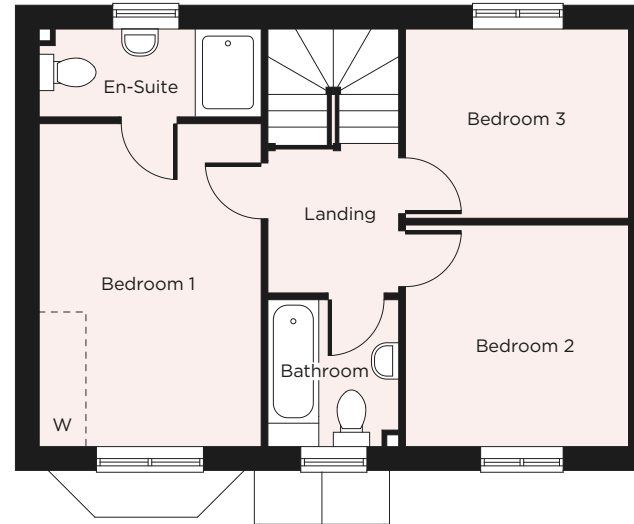
# Plot 93

A 3 bedroom detached home



## Ground Floor

Living Room	6,394mm x 2,998mm	21'0" x 9'8"
Kitchen/Dining Room	5,748mm x 3,013mm	18'9" x 9'9"
Cloakroom		



## First Floor

Bedroom 1	4,445mm x 3,055mm	14'6" x 10'0"
En-Suite		
Bedroom 2	3,070mm x 3,050mm	10'0" x 10'0"
Bedroom 3	3,070mm x 2,605mm	10'0" x 8'5"
Bathroom		

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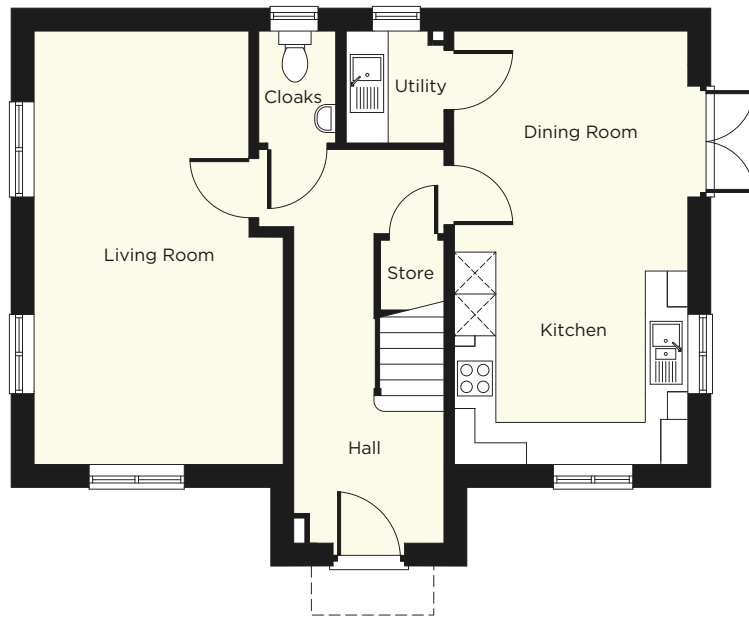


the  
GALA



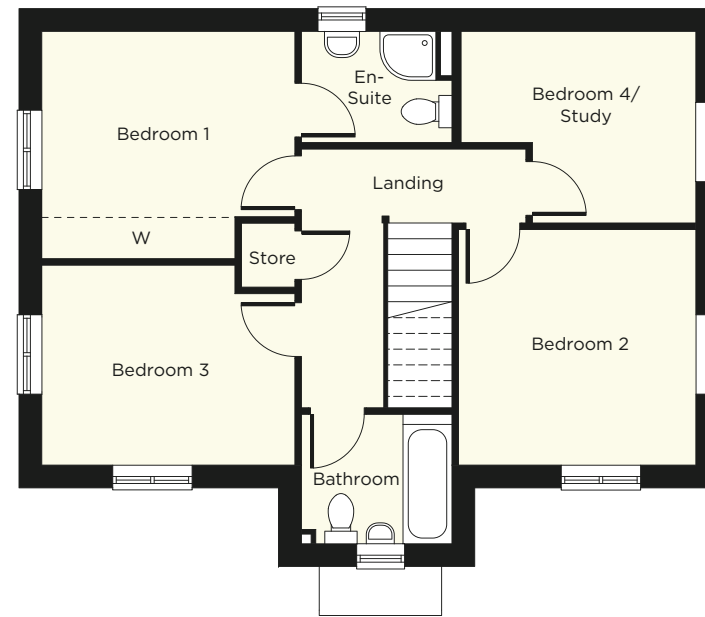
## Plots 23, 38, 84

A 4 bedroom detached home



### Ground Floor

Living Room	6,198mm x 3,063mm	20'3" x 10'0"
Kitchen/Dining Room	6,198mm x 3,337mm	20'3" x 11'0"
Utility	1,600mm x 1,396mm	5'2" x 4'6"
Cloakroom		



### First Floor

Bedroom 1	3,617mm x 2,650mm	11'9" x 8'8"
En-Suite		
Bedroom 2	3,394mm x 3,369mm	11'6" x 11'1"
Bedroom 3	3,620mm x 2,859mm	11'9" x 9'4"
Bedroom 4 /Study	3,357mm x 2,740mm	11'0" x 9'0"
Bathroom		

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# SPECIFICATION

Aldermoor	Braeburn	Sherbourne	Earlsdon	Westwood	Cameo	Meriden	Hollyberry	Gala	Pippin	Opal	Ambrosia	Liberty
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KITCHENS												
Fully fitted Symphony Woodbury Gallery kitchen with soft close doors and drawers	■	■	■	■	■	■						
Fully fitted Symphony Alta Gallery kitchen with soft close doors and drawers							■	■	■	■	■	■
40mm laminate worktops	■	■	■	■	■	■						
30mm Quartz worktops with matching upstand							■	■	■	■	■	■
AEG electric fan double oven with grill	■	■	■	■	■	■						
AEG compact oven and microwave oven, integrated single oven and integrated dishwasher							■	■	■	■	■	■
Bosch 60cm induction hob with 60cm chimney hood	■	■	■	■	■	■	■	■	■	■	■	■
Integrated 70:30 fridge freezer	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel inset 1.5 bowl sink with Avel chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■	■
Plumbing and space for washing machine (where there is no utility)	■	■	■	■	■	■						
BATHROOMS												
Vitra S20 550mm washbasin with Vado Ion mixer tap and clicker waste	■	■	■	■	■	■	■	■	■	■	■	■
Vitra S20 back to wall WC with concealed flush and soft close seat	■	■	■	■	■	■	■	■	■	■	■	■
Vitra Optima 1700mm x 700mm bath Vado Ion bath mixer kit	■	■	■	■	■	■	■	■	■	■	■	■
Porcelanosa Gold full height tiling to bath, half height tiling to basin wall, tiled cills	■	■	■	■	■	■						
Porcelanosa Platinum full height tiling to bath, half height tiling to basin wall, tiled cills							■	■	■	■	■	■
EN-SUITE (WHERE APPLICABLE)												
Vado Phase thermostatic shower with fixed shower head and multi-function hand shower			■	■	■	■	■	■	■	■	■	■
Merlin Series 8mm thick glass shower panel/cubicle			■	■	■	■	■	■	■	■	■	■
Vitra S20 back to wall WC with concealed flush and soft close seat and Vitra S50 600mm washbasin			■	■	■	■	■	■	■	■	■	■
Porcelanosa Gold full height tiling to shower, half height tiling to basin wall, tiled cills			■	■	■	■						
Porcelanosa Platinum full height tiling to shower, half height tiling to basin wall, tiled cills							■	■	■	■	■	■



	Aldermoor	Braeburn	Sherbourne	Earlsdon	Westwood	Cameo	Meriden	Hollyberry	Gala	Pippin	Opal	Ambrosia	Liberty
<b>ELECTRICAL</b>													
Media panel with 4 main sockets, TV, satellite, network and BT point	■	■	■	■	■	■	■	■	■	■	■	■	■
Telephone point in Lounge and Bedroom 1	■	■	■	■	■	■	■						
Telephone point in Lounge, Kitchen/Dining and Bedroom 1								■	■	■	■	■	■
Fire rated downlights to Kitchen area, Bathroom and En-suites	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains operated smoke detectors and heat detectors	■	■	■	■	■	■	■	■	■	■	■	■	■
Honeywell XC70 battery operated carbon monoxide detectors	■	■	■	■	■	■	■	■	■	■	■	■	■
Shaver socket	■	■	■	■	■	■	■	■	■	■	■	■	■
External light with a movement sensor and photocell	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>HEATING</b>													
Full central heating with compact radiators and thermostatic valves	■	■	■	■	■	■	■	■	■	■	■	■	■
Stelrad Aqua Classic straight chrome heated towel rail to bathroom	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>DECORATION</b>													
White painted walls and ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■
Brilliant white gloss finish to all woodwork	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>JOINERY AND DOORS</b>													
Gloss white painted 5 panel grain finish doors	■	■	■	■	■	■	■	■	■	■	■	■	■
Chrome ironmongery	■	■	■	■	■	■	■	■	■	■	■	■	■
White painted staircase with oak handrail and newel caps			■	■	■	■	■	■	■	■	■	■	■
Fitted wardrobe to Bedroom 1	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>EXTERNAL</b>													
External tap	■	■	■	■	■	■	■	■	■	■	■	■	■
Turfed front and rear gardens	■	■	■	■	■	■	■	■	■	■	■	■	■

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# sustainable ENVIRONMENT

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment.

We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Such as;



Good levels of insulation



Quality construction on-site



High-efficiency heating systems



Energy efficient appliances



Low energy lighting



Save £2,200 on energy bills\*

In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2023 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year. On average this could mean as a new home owner you could save £2,200 on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.



\* Energy saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report "Watt a Save" Updated August 2024 under Ofgem's latest price cap. Photographs show typical show home interiors from previous developments.

# why choose LAGAN HOMES?

Lagan Homes is a family company with over 40 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

## Customer Care

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency out of hours call service.

## Environmental

Our new homes often include the latest energy efficient technology and environmental considerations.

## Safety and Security

Double glazing, window locks\*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind. (\*window locks to ground floor).

## New Home Warranty

All homes at Willow Grove come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

## Two Year Warranty

Every new Lagan home comes with a two year customer care warranty subject to NHBC guidelines.

## Your New Home

Home owners have the satisfaction of knowing that Willow Grove represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

## 5 Star Home Builder

Awarded the prestigious 5 star rating for customer satisfaction by Home Builders Federation.



Privately family  
owned homebuilder



Experienced  
team



Eco-friendly design and  
construction methods



6000+ homes  
built since 1983



11 live sites



## optional EXTRAS

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Hard landscaping

Please ask your  
Sales Adviser for  
full details and  
pricing



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*Well designed  
quality homes  
to the highest  
standards.*

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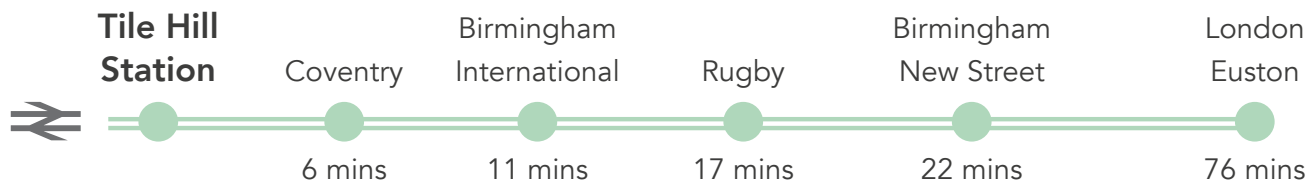
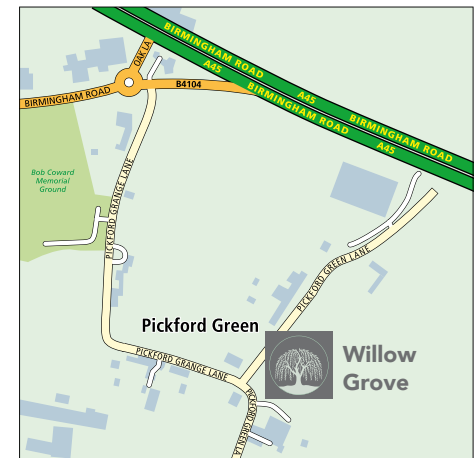
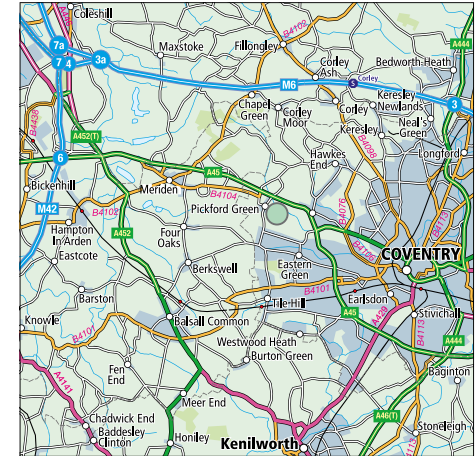


# the LOCATION

Willow Grove is well served for transport links. The local bus stop is just around the corner, with regular services into Coventry. The nearest train station to the development is just 3 miles away in Tile Hill.

From here there are regular direct trains to Coventry and Birmingham. Coventry Station is around 48 minutes away by bus or 18 minutes by car. There are regular direct trains from there to destinations such as Birmingham, Rugby, London and Southampton. Direct trains from Coventry to London Euston take around 1 hour 16 minutes.

The A45 is less than half a mile from Willow Grove and gives direct access to the M42 and the M45. The M42 also provides easy access to the M6 motorway. Birmingham International Airport is less than 10 minutes away by car, with the journey into the centre of Birmingham taking around 25 minutes, depending on traffic.



Times and distances are for indicative purposes only and sourced from National Rail and Google maps (August 2024).





# WILLOW GROVE

Pickford Green Lane, Pickford Green, Coventry, CV5 9AP

what3words: *///link.levels.assume*

T. 024 7518 7084

[www.lagan-homes.com](http://www.lagan-homes.com)



*Protection for new-build home buyers*

LaganHomes<sup>®</sup>