



# THE ELMS

COVENTRY

An exclusive development of 3 and 4 bedroom homes

*Signature*  
NEW HOMES

# WELCOME TO ...THE ELMS Coventry

## **Signature New Homes are delighted to present our latest development in Coundon, Coventry, 'The Elms'.**

Our exclusive new development of three and four bedroom homes offers stylish living, for those who want to be part of a vibrant atmosphere.

There are local amenities on your doorstep, these include a post office, library and a great selection of schools, including Hollyfast, Christ, The King primary school and Coundon Court for junior to senior pupils.

There is also Coventry city centre's night life, just over 2 miles away from the development. Coventry benefits from an extensive collection of restaurants for all tastes, with cinemas and theatres also located within the city centre.

Our location is easy to access with various routes for commuters, such as the M42, A45, M6, M40 and M1. Coventry railway station is 10 minutes away by car, with local bus routes within a 5 minute walk from the development.

Coundon is a desirable location, for residents of all ages, you are sure to find your perfect home at the Elms.



Please note that while every effort has been taken to ensure the accuracy of the information provided, particulars regarding local amenities and their proximity should be considered as general guidance only. The identification of schools and other educational establishments are intended to illustrate proximity only and do not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day.



# WHY SIGNATURE...

If you are wondering who the driving force is behind Signature New Homes, allow us to introduce ourselves...



We are part of Citizen.

One of the UK's most trusted social housing providers, Citizen owns and manages 30,000 homes for diverse communities across the West Midlands.

We are a not-for-profit organisation and any money we make is reinvested back into our social purpose, which is to provide homes that are a foundation for life.

We have a history of delivering against this ambition and we are committed to providing excellent customer service.





# THE DEVELOPMENT



- **FENTON**  
Three bedroom semi detached  
Plots 7, 8, 9, 10, 12



- **BASILDON**  
Three bedroom detached  
and semi detached  
Plots 1, 2, 3



- **HOUGHTON**  
Four bedroom detached  
Plots 4, 5, 6



- **ASHDOWN**  
Four bedroom detached  
and semi detached  
Plots 11, 13



Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. These particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.









Computer generated image shown Plots 9,10



# THE FENTON

Three bedroom semi detached | Plots: 7,8,9,10,12

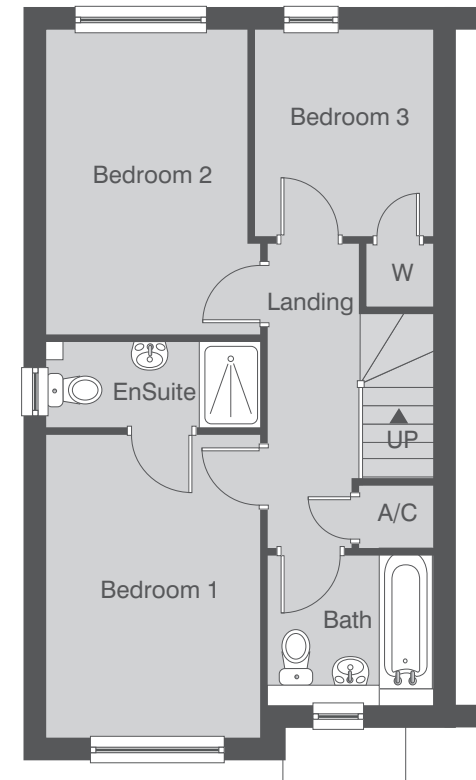
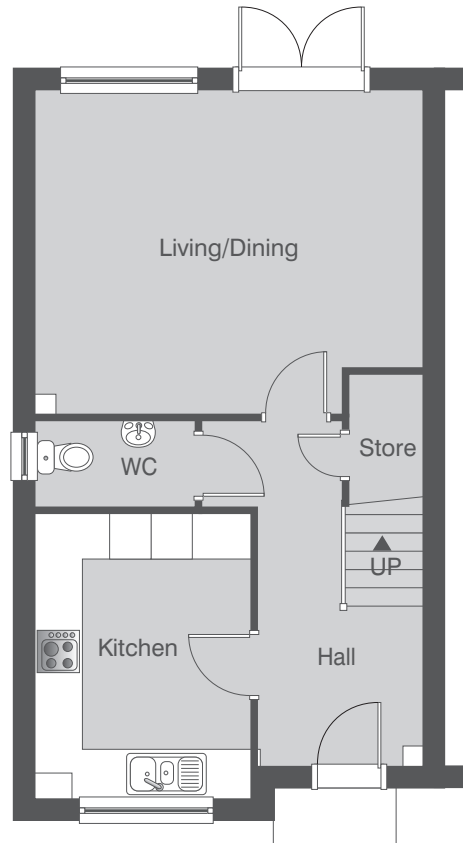
## Ground Floor

Living/Dining Room	5.12m x 4.31m (max) 16' 10" x 14' 1" (max)
Kitchen	3.75m x 2.86m (max) 11' 11" x 9' 4" (max)

## First Floor

Bed 1	4.05m x 2.86m (max) 13' 8" x 9' 4" (max)
Bed 2	4.08m x 2.67m (max) 13' 5" x 9' 4" (max)
Bed 3	2.77m x 2.38m (max) 9' 1" x 7' 10" (max)
Bathroom	2.19m x 1.96m (max) 6' 6" x 6' 5" (max)

**Total Floor Area:** 96.12m<sup>2</sup>/1034.58sq.ft



**Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.**

Computer generated image shown opposite. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



Computer generated image shown Plots 1,2



# THE BASILDON Three bedroom detached and semi detached | Plots: 1,2,3

## Ground Floor

Lounge	5.56m x 2.95m (max) 18' 3" x 9' 8" (max)
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Kitchen/Dining	5.56m x 3.03m (max) 18' 3" x 9' 11" (max)
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## First Floor

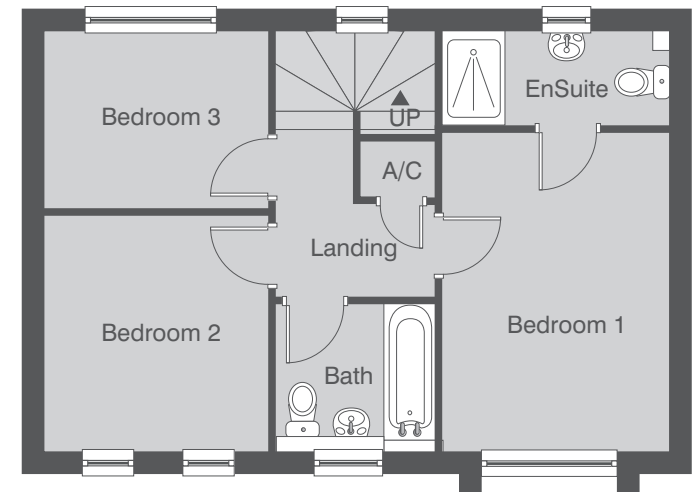
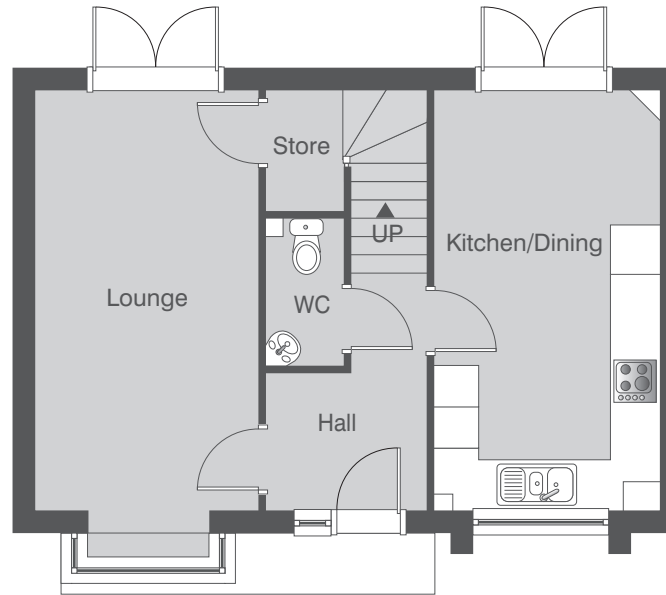
Bed 1	4.25m x 3.03m (max) 13' 11" x 9' 11" (max)
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Bed 2	3.16m x 2.95m (max) 10' 5" x 9' 8" (max)
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Bed 3	2.95m x 2.33m (max) 9' 8" x 7' 8" (max)
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Bathroom	2.13m x 1.98m (max) 6' 12" x 6' 6" (max)
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**Total Floor Area:** 102.00m<sup>2</sup>/1097.90sq.ft



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Computer generated image shown Plots 5,6



# THE HOUGHTON

Four bedroom detached | Plots: 4,5,6

## Ground Floor

Lounge	4.65m x 3.52m (max) 13' 10" x 11' 6" (max)
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Kitchen/Dining	5.67m x 3.57m (max) 18' 7" x 11' 8" (max)
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## First Floor

Bed 1	3.30m x 3.14m (max) 10' 10" x 10' 4" (max)
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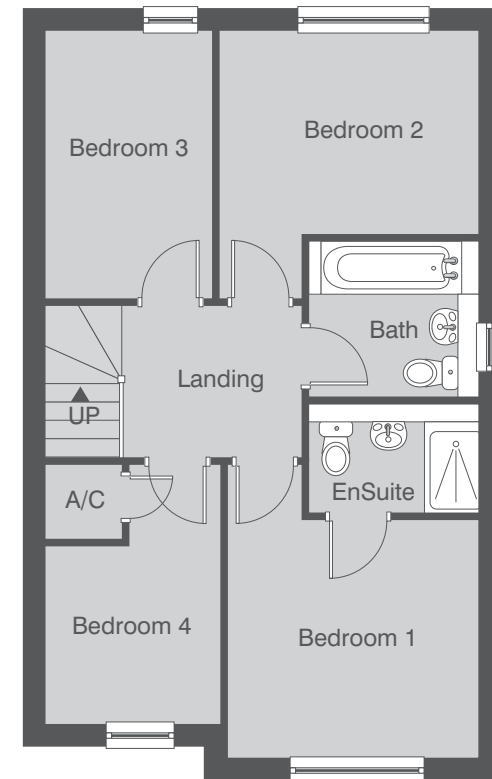
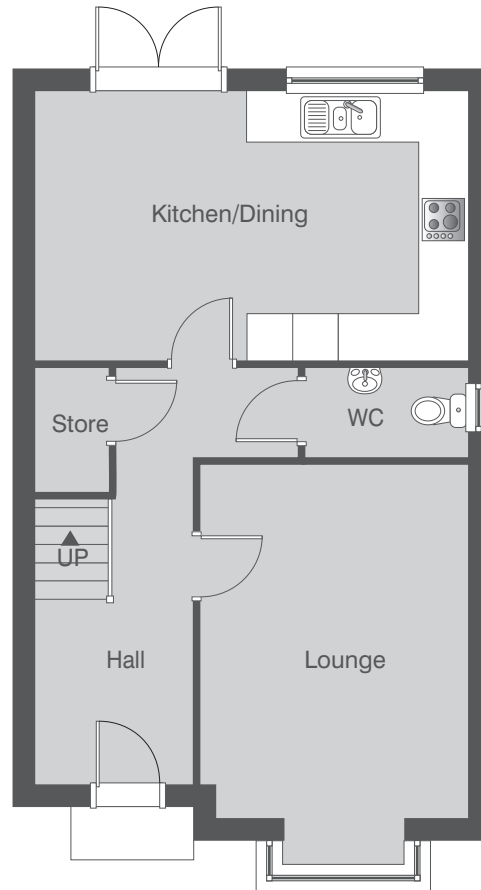
Bed 2	3.42m x 2.71m (max) 11' 3" x 8' 10" (max)
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Bed 3	3.57m x 2.18m (max) 11' 8" x 7' 2" (max)
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Bed 4	2.35m x 2.29m (max) 7' 8" x 7' 6" (max)
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Bathroom	2.23m x 2.08m (max) 7' 4" x 6' 10" (max)
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**Total Floor Area:** 108.86m<sup>2</sup>/1171.79sq.ft



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Computer generated image shown Plot 11



# THE ASHDOWN

Four bedroom detached and semi detached | Plots: 11,13

## Ground Floor

Lounge	5.81m x 3.40m (max)
	19' 1" x 11' 2" (max)

Kitchen/Dining	5.81m x 3.40m (max)
	19' 1" x 10' 5" (max)

## First Floor

Bed 1	3.40m x 3.23m (max)
	11' 2" x 10' 7" (max)

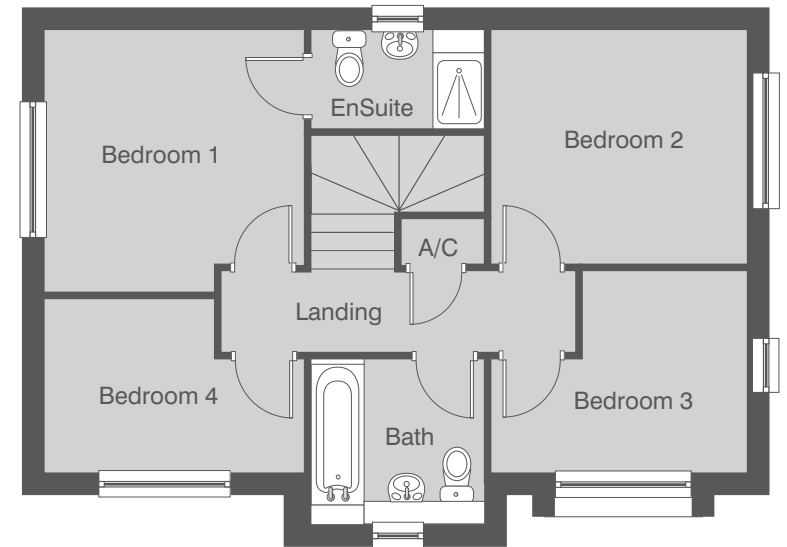
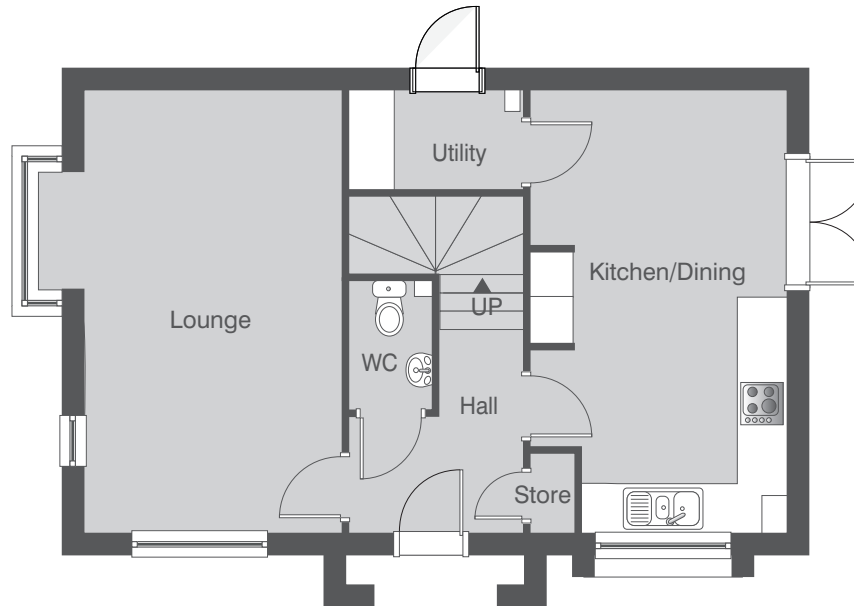
Bed 2	3.40m x 3.10m (max)
	11' 2" x 10' 2" (max)

Bed 3	3.40m x 2.64m (max)
	11' 5" x 8' 8" (max)

Bed 4	3.40m x 2.40m (max)
	11' 5" x 7' 10" (max)

Bathroom	2.31m x 2.16m (max)
	7' 7" x 7' 1" (max)

**Total Floor Area:** 107.61m<sup>2</sup>/1158.29sq.ft



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# WHAT'S INCLUDED...



	3 Beds	4 Beds
	Silver	Gold
<b>Kitchen</b>		
40mm depth laminated worktops		
Stainless steel sink, 1 and a half bowl		
4 rings hob - stainless steel		
Glass splashback to hob area		
Integrated fridge freezer		
Integrated 600mm dishwasher		
Chimney style extractor - stainless steel		
Brushed chrome sockets and switches		
Brushed chrome downlighters to kitchen area		
Integrated double oven - stainless steel		
Ceramic floor tiles to kitchen, dining and utility		
Downlighters under wall units		
5 ring hob stainless steel		
Wine Cooler to kitchen		
Integrated washing machine in utility room		
Integrated self condensing dryer to utility room		
Lighting to kitchen plinths		
Integrated microwave		
Waste disposal unit		
Glass upstand splashback to all worktops. Workstops to undersiding wall units		

	3 Beds	4 Beds
	Silver	Gold
<b>Bathroom</b>		
Karndean flooring		
Full height tiling behind bath, half height tiling to all walls		
Shower above bath with glass screen		
Chrome towel rail - electric		
Brushed chrome downlighters		
Shaver socket		
Ceramic floor tiles		
Full height tiling to all walls		
Concealed toilet cistern (where house type cistern allows)		

	3 Beds	4 Beds
	Silver	Gold
<b>Ensuite</b>		
Kardean Flooring		
Full height tiling to the shower, half height tiling to all other walls		
Shaver socket		
Chrome towel rail - Electric		
Brushed chrome downlighters		
Ceramic floor tiles		
Full height tiling to all walls		
Shower enclosure- upgrade to shower panels to walls within enclosure, in lieu of wall tiles.		
Concealed toilet cistern (where house type cistern allows)		



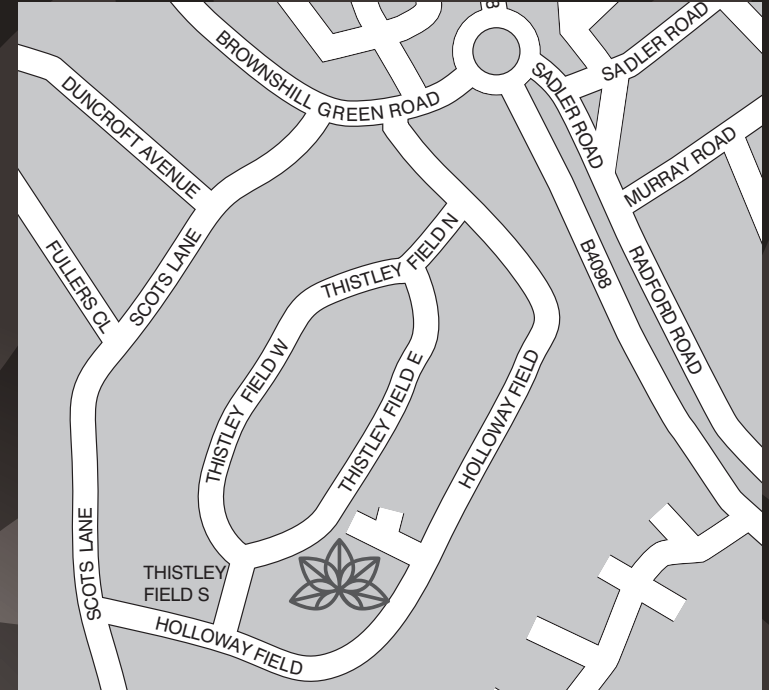
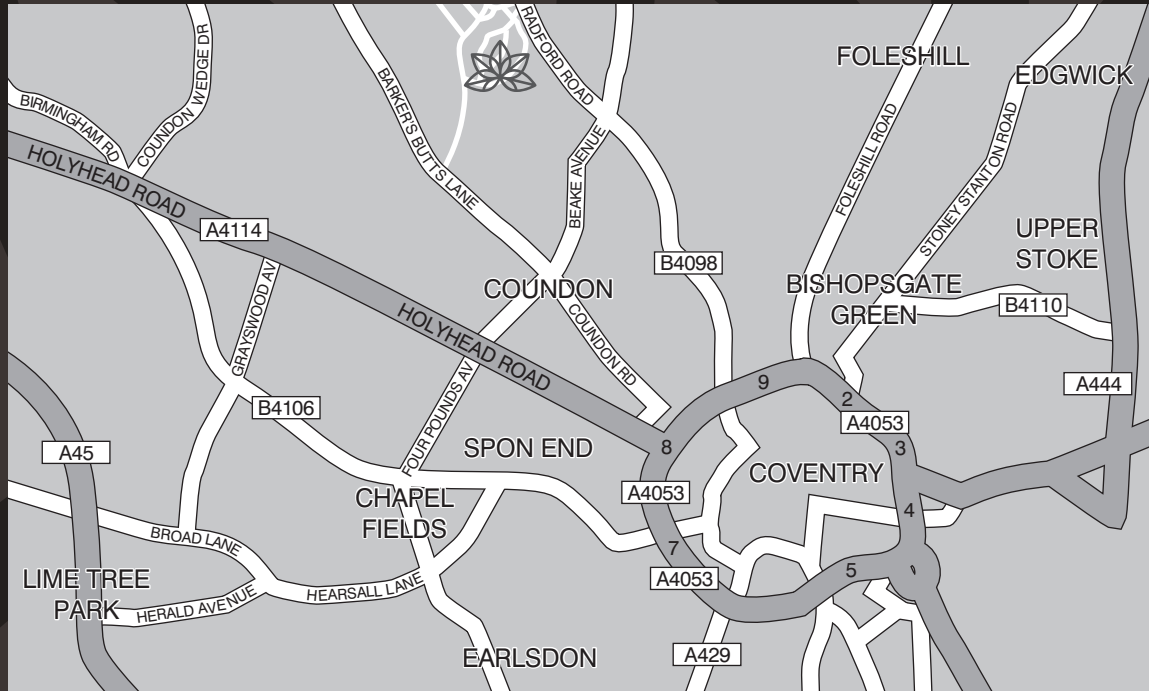


	3 Beds	4 Beds
	Silver	Gold
<b>General</b>		
4 panel interior doors		
80mm skirting boards		
French doors to rear gardens where applicable		
TV aerial sockets to master bedroom and lounge		
Chrome ironmongery		
BT sockets to lounge, and master bedroom		
USB sockets to lounge, kitchen and master bedroom		
Brushed chrome sockets and switches		
Woodwork finished in silk gloss		
Ceilings finished in white emulsion		
Walls finished in almond white		
Full alarm system with 4 sensors		
Chrome post type door stops		
Coving in lounge and dining kitchen. (Dining if separate)		
119mm skirting boards		
TV aerial sockets to all bedrooms, dining and lounge		
BT sockets to lounge, study and all bedrooms		
Fitted wardrobes to all master bedroom		
Light to loft		
Light and power socket to loft		



	3 Beds	4 Beds
	Silver	Gold
<b>Cloakroom - downstairs W/C</b>		
Kardean Flooring		
Half height tiles to all walls		
Brushed chrome downlighters		
Ceramic floor tiles		
Concealed toilet cistern (where house type cistern allows)		
<b>External</b>		
Turf to front and rear gardens		
Doorbell		
Door Numbers		
1.8m high fencing to rear		
Outside tap		
Outside lighting to front and rear of property		
Light and power to garage-where applicable		
External socket to rear garden		

# ITS ALL IN THE LOCATION...



The Elms, Holloway Field, Coundon, Coventry, CV6 2DB.

*Signature*  
NEW HOMES

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