



SOWE GARDENS

Princethorpe Way is located in the heart of Coventry to the east of the City. The Binley district of Coventry evolved from a small mining village on the outskirts of the City to a large residential area composing of private residences and council owned properties.

Binley offers excellent local amenities including the Warwickshire Shopping Village, doctors, dentists and parks. Binley Business Park is a well established employment area with good established businesses such as – Jewsons & Coventry Building Society and benefits from University Hospital (Walsgrave) nearby.

There are bus routes in and out of Coventry City Centre and the Motorway network (M6 & M69) which is easily accessible. Local schools include Ernesford Grange Primary School, Ravensdale Primary School & Stoke Park School.

Binley is ideally positioned as there is abundance of parkland areas – Coombe Abbey Country Park, Brandon Marsh Nature Reserve, Ryton Organic Gardens, Copsewood Grange Golf Club, Copsewood Sports & Social Club & Coventry Memorial Park.

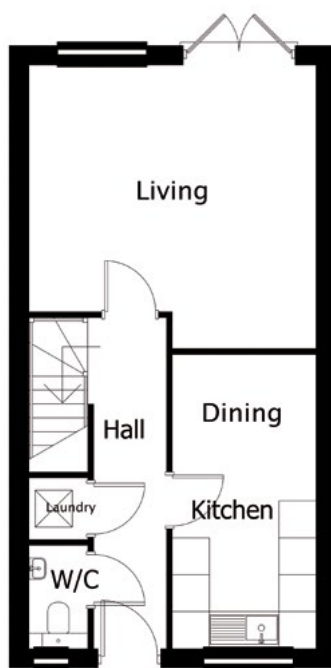




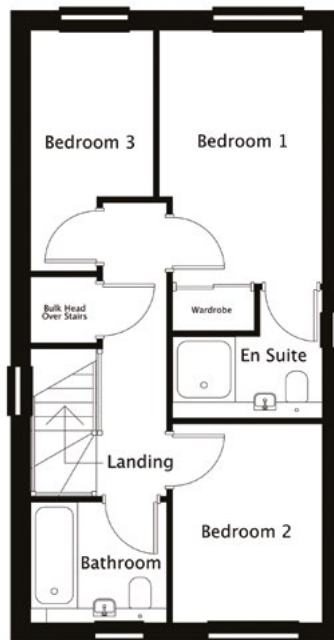


Princethorpe Way

Plots 1 & 2: 949 Sq.Ft



Plots 1,2
Ground Floor Plan



Plots 1,2
First Floor Plan

Ground Floor

Living	4.650 x 4.65m
Kitchen/Dining	4.78 x 3.226m
Hall	5.38 x 1.152m
WC	1.676 x 0.952m
Utility	9.96 x 0.952m

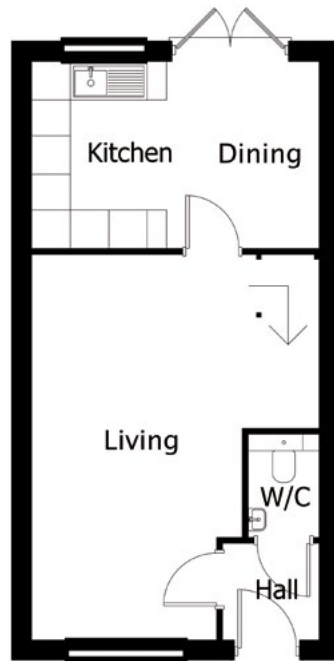
First Floor

Bed 1	4.8 x 2.6m
Bed 2	3.18 x 2.388m
Bed 3	3.85 x 1.95m
Bathroom	2.162 x 1.927m
En-suite	2.388 x 2.05m
Landing	4.593 x 1.012m

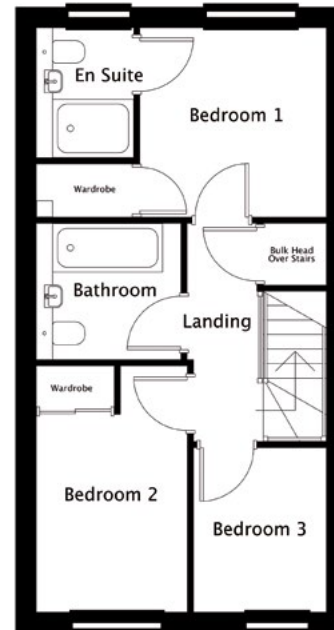


Princethorpe Way

Plots 3, 4, 5, 6, 10, 11: 840 Sq.Ft



Plots 3, 4, 5, 6, 10, 11
Ground Floor Plan



Plots 3, 4, 5, 6, 10, 11
First Floor Plan

Ground Floor

Living	5.996 x 4.48m
Kitchen/Dining	4.48 x 3.014m
Hall	1.5 x 1.5m
WC	1.6 x 1.1m

First Floor

Bed 1	2.912 x 2.88m
Bed 2	3.798 x 2.33m
Bed 3	2.534 x 2.05m
Bathroom	2.230 x 2.1m
En-suite	2 x 1.5m
Landing	3.364 x 2.15m

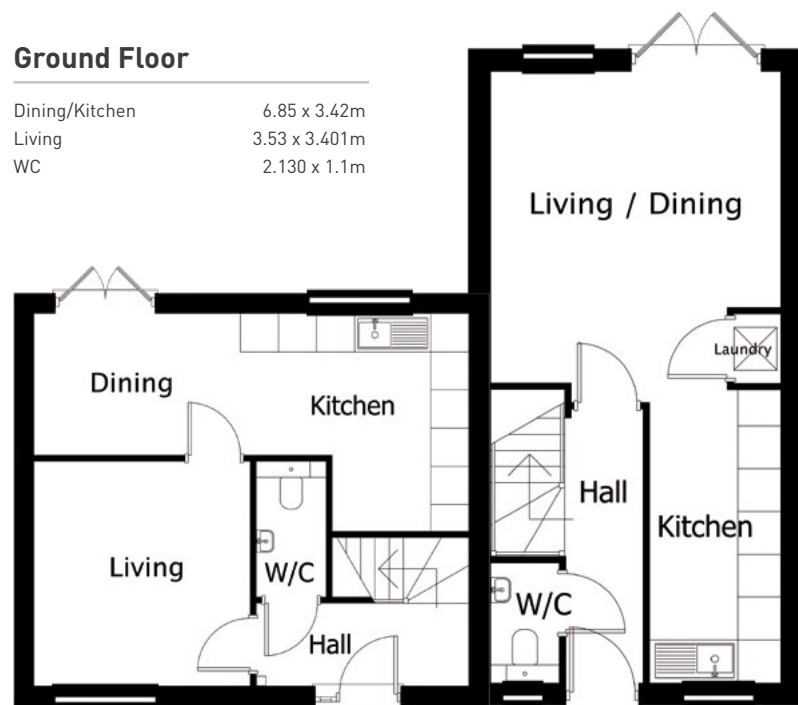


Princethorpe Way

Plots 7,8,9 : 750 Sq.Ft

Ground Floor

Dining/Kitchen	6.85 x 3.42m
Living	3.53 x 3.401m
WC	2.130 x 1.1m



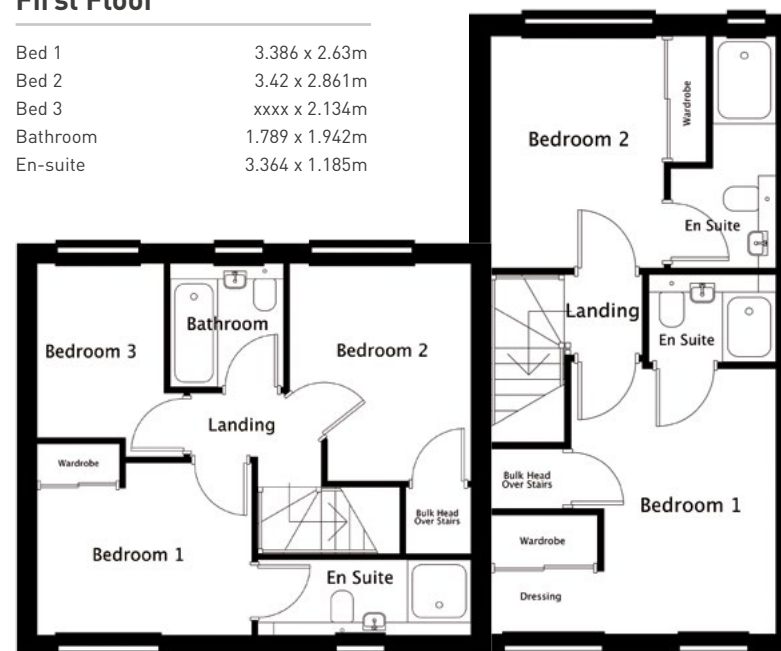
Plots 7, 8, 9
Ground Floor Plan

Ground Floor

Living/Dining	4.36 x 4.075m
Kitchen	4.1 x 1.85m
WC	1.676 x 0.952m
Utility	1.163 x 0.75m

First Floor

Bed 1	3.386 x 2.63m
Bed 2	3.42 x 2.861m
Bed 3	xxxx x 2.134m
Bathroom	1.789 x 1.942m
En-suite	3.364 x 1.185m



Plots 7, 8, 9
First Floor Plan

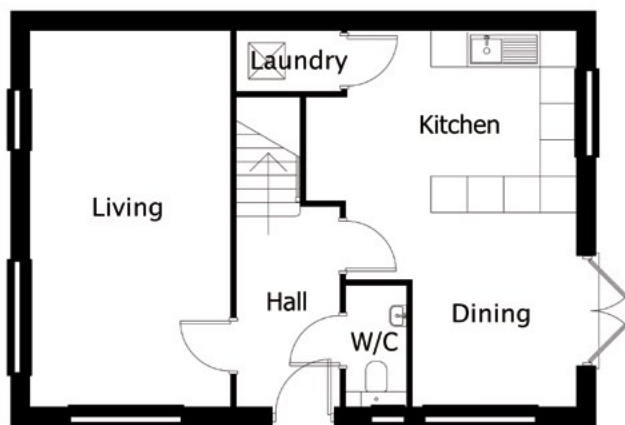
First Floor

Bed 1	4.075 x 3.797m
Bed 2	3.313 x 2.745m
Bathroom	3.313 x 1.5m
En-suite	1.789 x 1.25m



Princethorpe Way

Plot 12 : 1,190 Sq.Ft



Plot 12
First Floor Plan

Ground Floor

Living	6.203 x 3.306m
Kitchen/Dining	6.202x 3.78m
WC	2.1 x 1m
Utility	1.730 x 1m



Plot 12
First Floor Plan

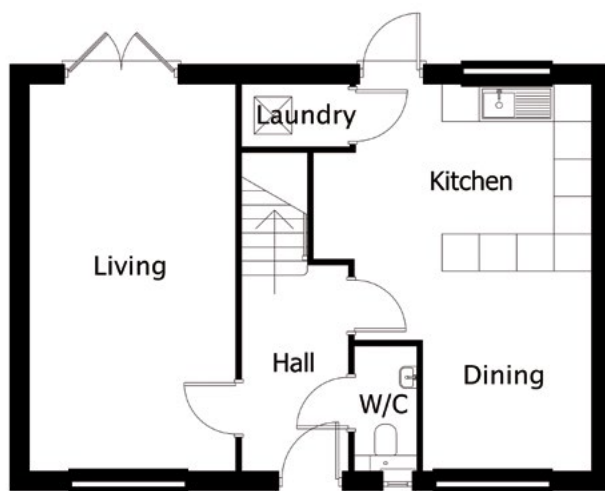
First Floor

Bed 1	3.853 x 3.305m
Bed 2	3.41 x 3.051m
Bed 3	3.41 x 2.701m
Bathroom	2.1 x 1.951m
En-suite	3.36 x 2.25m



Princethorpe Way

Plots 13 : 1,190 Sq.Ft



Plots 13
First Floor Plan

Ground Floor

Living	6.203 x 3306m
Kitchen/Dining	6.202x 388m
WC	2.1 x 1m
Utility	1.880 x 1m



Plot 13
First Floor Plan

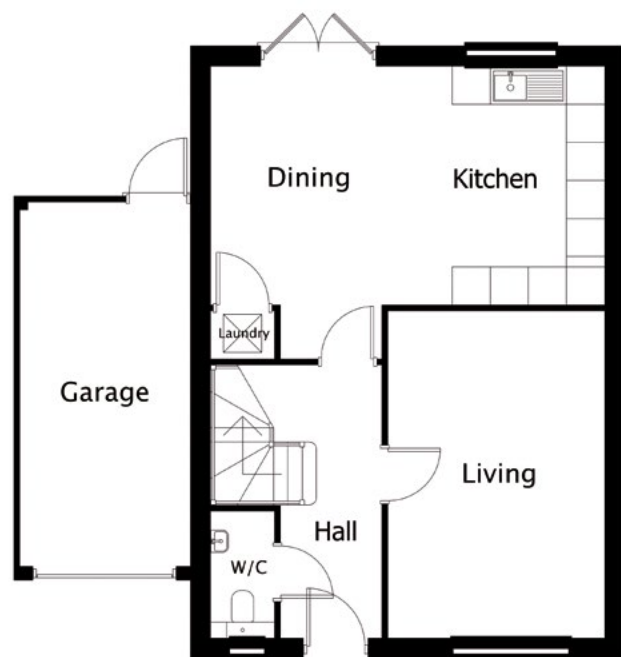
First Floor

Bed 1	3.853 x 3.305m
Bed 2	3.41 x 3.051m
Bed 3	3.41 x 2.701m
Bathroom	2.1 x 1.951m
En-suite	3.36 x 2.25m



Princethorpe Way

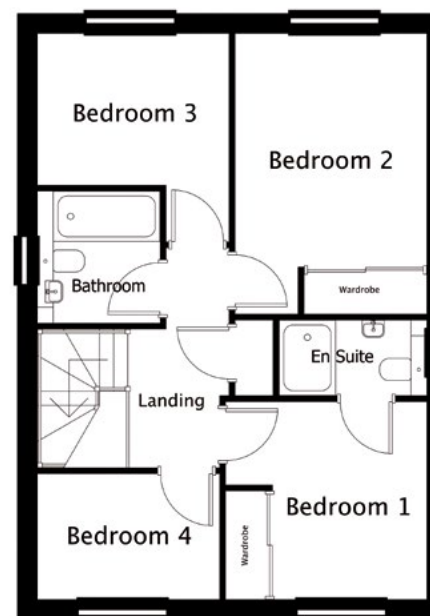
Plot 14 : 1,190 Sq.Ft



Plot 14
First Floor Plan

Ground Floor

Living	5.154 x 3.411m
Kitchen/Dining	6.203 x 4.608m
WC	2 x 1m
Utility	1.1 x 0.85m
Garage	5.748 x 2.677m



Plot 14
First Floor Plan

First Floor

Bed 1	3.201 x 3.15m
Bed 2	4.465 x 3.051m
Bed 3	3.316 x 3.051m
Bed 4	2.901 x 2m
Bathroom	2.1 x 1.951m
En-suite	2.351 x 1.2m

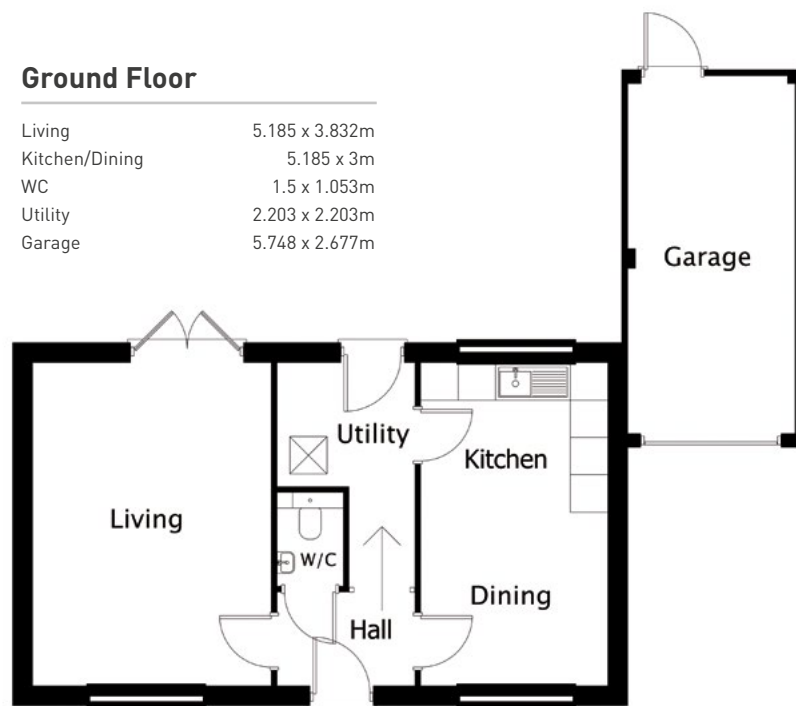


Princethorpe Way

Plots 15 : 910 Sq.Ft

Ground Floor

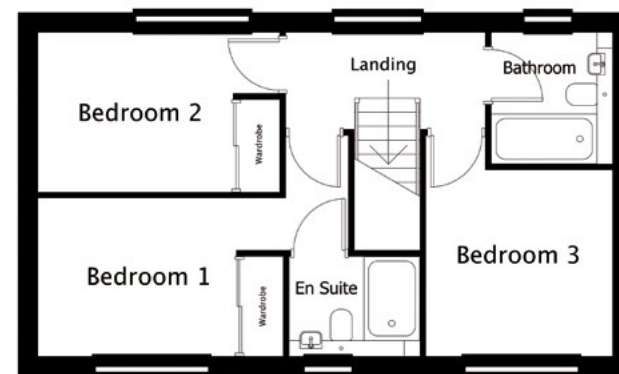
Living	5.185 x 3.832m
Kitchen/Dining	5.185 x 3m
WC	1.5 x 1.053m
Utility	2.203 x 2.203m
Garage	5.748 x 2.677m



Plot 15
First Floor Plan

First Floor

Bed 1	3.895 x 2.533m
Bed 2	3.885 x 2.552m
Bed 3	2.985 x 3m
Bathroom	2.1 x 1.95m
En-suite	2.1 x 1.6m



Plot 15
First Floor Plan



Specification

KITCHENS

- Individually designed kitchens • Stainless steel electric double oven
Stainless steel chimney cooker hood
- 1.5 bowl sink • Integrated fridge / freezer • Integrated dishwasher • LED downlighters

BATHROOMS

- White sanitaryware with chrome taps • LED downlighters • Shaver point
Chrome heated towel rail • Ceramic floor & wall tiles as standard

EN-SUITE / SHOWER ROOM

- Chrome shower cubicle with low profile shower tray • Thermostatic shower
• LED downlighters • Chrome heated towel rail • Shaver point
Ceramic floor and wall tiles as standard

LOUNGE

- T.V. and B.T. point • Fused spur for electric fire

MASTER BEDROOM

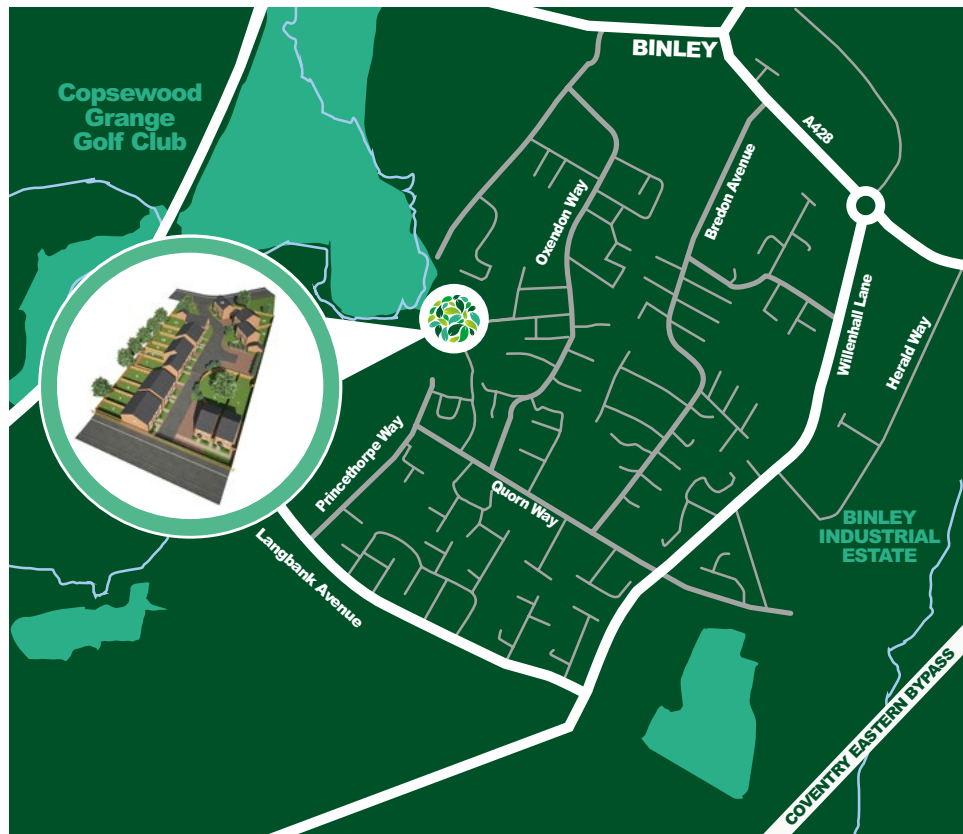
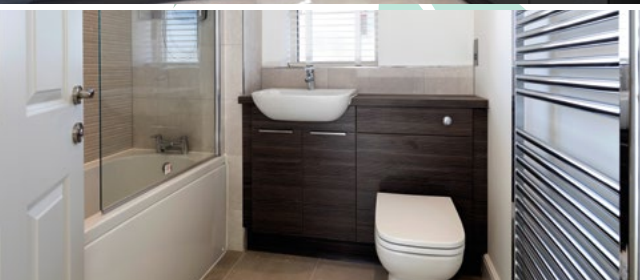
- T.V and B.T point • Wardrobes

BEDROOM 2

- T.V point • Wardrobes

OTHERS

- Gas central heating with thermostatic radiators • Porch light fitted to front & rear
Alarms fitted as standard • Chrome ironmongery • Sockets & switches • PVCU argon filled
double glazing • 10 year NHBC certificate Patio • Landscaped lawn



Why buy an O'Flanagan home?

O'Flanagan Homes is a family-run business specialising in building quality homes in the Coventry and Warwickshire area. The O'Flanagan Homes philosophy has always been to build homes rather than houses. That means paying particular attention to the details which are of importance to you. The heritage started when James O'Flanagan started to build homes in Warwickshire in 1949.

Over the next 60 years this company developed into a highly respected local developer. All O'Flanagan Homes come with a 10-year guarantee and have an excellent high-quality finish.



For further information please contact:
Tel: **024 7622 2123**
email: laura@shortland-horne.co.uk
www.shortlandhorne.co.uk