



# PENNY

## GARDENS



**Penny Gardens is a brand new development of 3 and 4 bedroom homes in the sought after area of Holbrooks, Coventry.**

Holbrooks is situated on the outskirts of Coventry, three miles North West of the city centre.

Almost all your everyday shopping needs can be met at the nearby Arena Shopping Park, where you'll find a range of high street names, including Tesco's Extra, Marks & Spencer, Boots and Next. Also close to the development is the Ricoh Arena, an award winning multi-purpose complex which offers state-of-the-art conference, banqueting, exhibition, hotel and sports facilities. There are also several other indoor shopping centres nearby offering a good choice of national retail brands together with an IKEA store.

Coventry city itself, which is famous the world over for its striking cathedral, is a lively place. With a wide range of pubs, wine bars and restaurants. The Belgrade Theatre with an 850-seat auditorium, the recently renovated Herbert Art Gallery & Museum and the Las Vegas-styled G-Casino are all popular leisure destinations.

For those with children, Penny Gardens is adjacent to Holy Family Catholic School, and within easy walking distance to Parkgate Primary School and Hollyfast School. There are also numerous secondary schools nearby.

For commuters, the development is within easy reach of junction 3 of the M6 for motorway routes to Birmingham and the Midlands. Coventry railway station offers direct services to Birmingham New Street, and London Euston can be reached in under an hour.

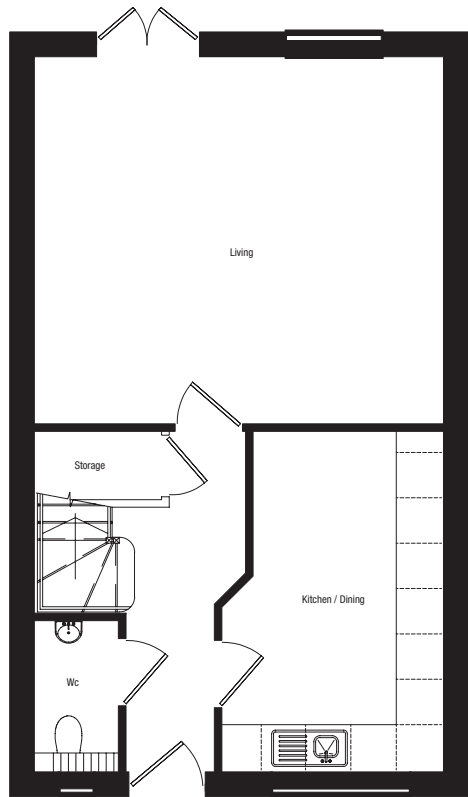




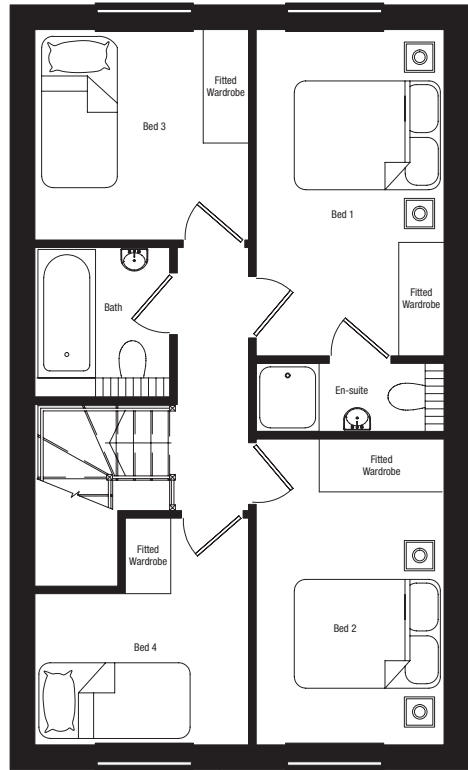


# The Glenworth

Plots 1 & 8: 1,107 Sq.Ft



Plots One & Eight  
Ground Floor Plan



Plots One & Eight  
First Floor Plan

## Ground Floor

Living	5410 x 4857mm
Kitchen / Dining	4503 x 2930mm
WC	2000 x 1111mm

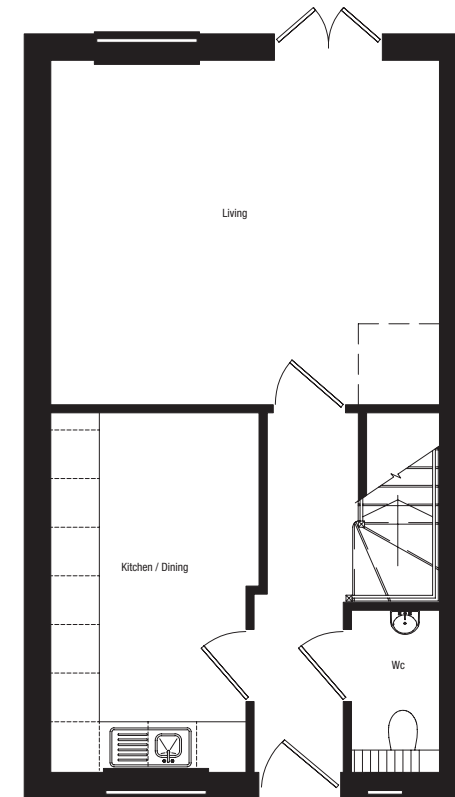
## First Floor

Bed 1	4314 x 2485mm
Bed 2	4046 x 2485mm
Bed 3	2825 x 2782mm
Bed 4	3000 x 2825mm
Bath	1975 x 1782mm
En-suite	2485 x 900mm

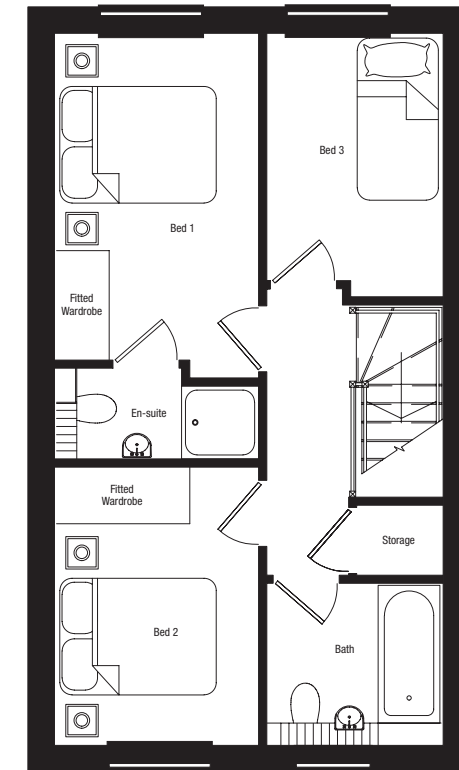


# The Halford

Plot 7: 910 Sq.Ft



Plot Seven  
Ground Floor Plan



Plot Seven  
First Floor Plan

## Ground Floor

Living	4795 x 4248mm
Kitchen / Dining	4437 x 2570mm
WC	2000 x 1086mm

## First Floor

Bed 1	4251 x 2520mm
Bed 2	3434 x 2520mm
Bed 3	3251 x 2175mm
Bath	2175 x 2000mm
En-suite	1570 x 1121mm



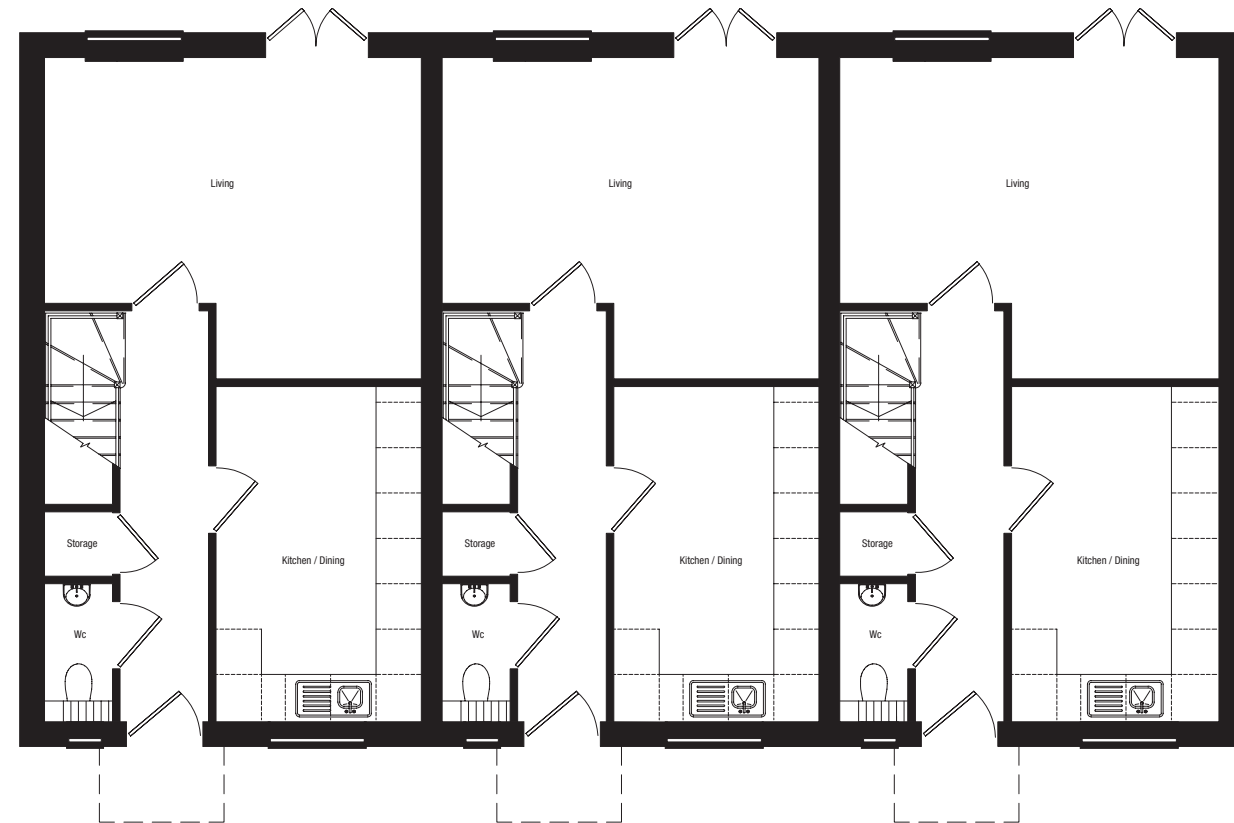
# The Paxmead

Plots 2, 3 & 4: 938 Sq.Ft



# The Paxmead

Plots 2, 3 & 4: 938 Sq.Ft



Plot Two  
Ground Floor Plan

Plot Three  
Ground Floor Plan

Plot Four  
Ground Floor Plan

## Ground Floor

Living	4985 x 4251mm
Kitchen / Dining	4434 x 2713mm
WC	2000 x 900mm



Plot Two  
First Floor Plan

Plot Three  
First Floor Plan

Plot Four  
First Floor Plan

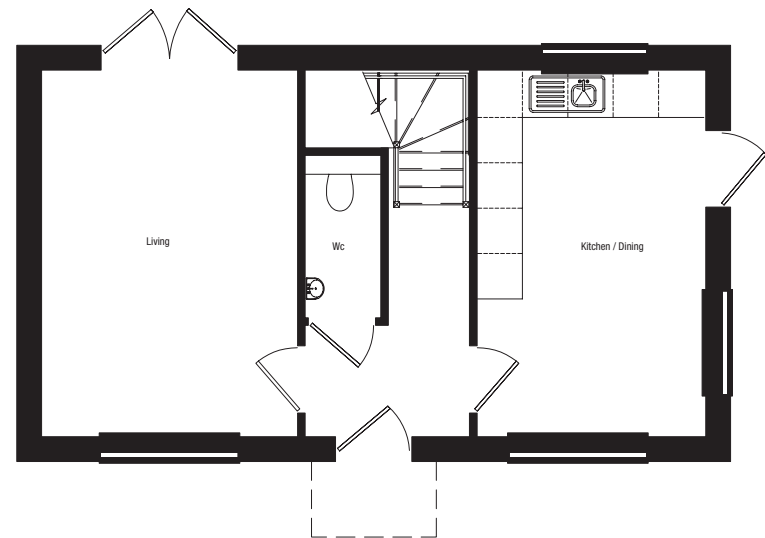
## First Floor

Bed 1	3563 x 2835mm
Bed 2	3322 x 2835mm
Bed 3	3013 x 2050mm
Bath	2050 x 2000mm
En-suite	2835 x 1700mm



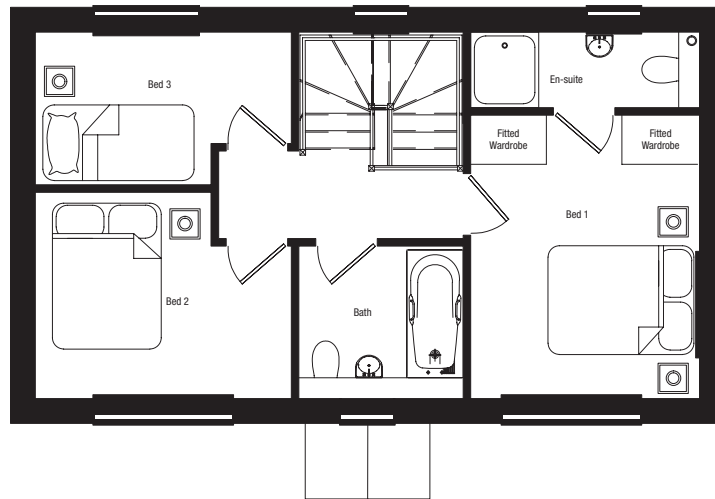
# The Edward

Plot 5 : 910 Sq.Ft



## Ground Floor

Living	4848 x 3386mm
Kitchen / Dining	4848 x 3025mm
WC	2148 x 1000mm



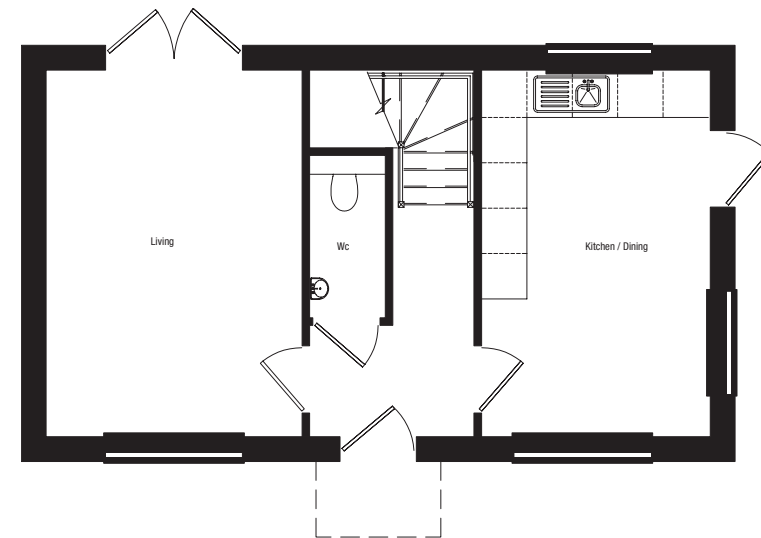
## First Floor

Bed 1	3748 x 3025mm
Bed 2	3386 x 2827mm
Bed 3	3386 x 2020mm
Bath	2174 x 2017mm
En-suite	3025 x 1000mm



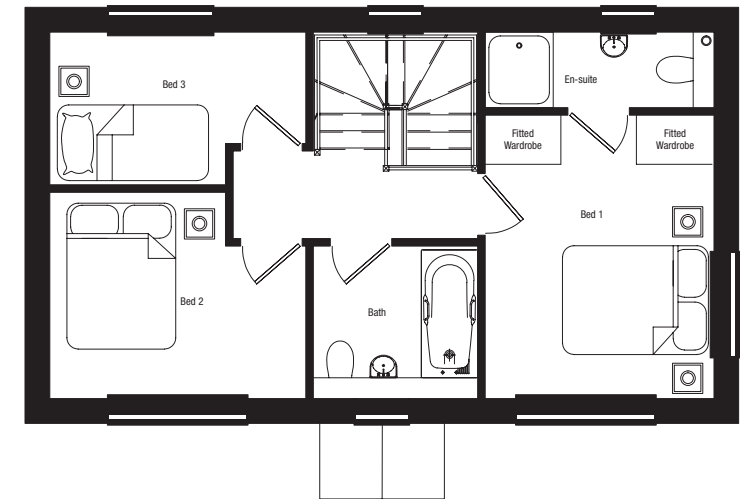
# The Edward

Plot 6 : 910 Sq.Ft



## Ground Floor

Living	4848 x 3386mm
Kitchen / Dining	4848 x 3025mm
WC	2148 x 1000mm



## First Floor

Bed 1	3748 x 3025mm
Bed 2	3386 x 2728mm
Bed 3	3386 x 2020mm
Bath	2174 x 2017mm
En-suite	3025 x 10 00mm





# Specification

## KITCHENS

- Individually designed kitchens • Stainless steel electric double oven • Stainless steel chimney cooker hood • 1.5 bowl sink • Integrated fridge / freezer • Integrated dishwasher • 300mm wine cooler • LED downlighters

## BATHROOMS

- White Vitra 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 • Grohe 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

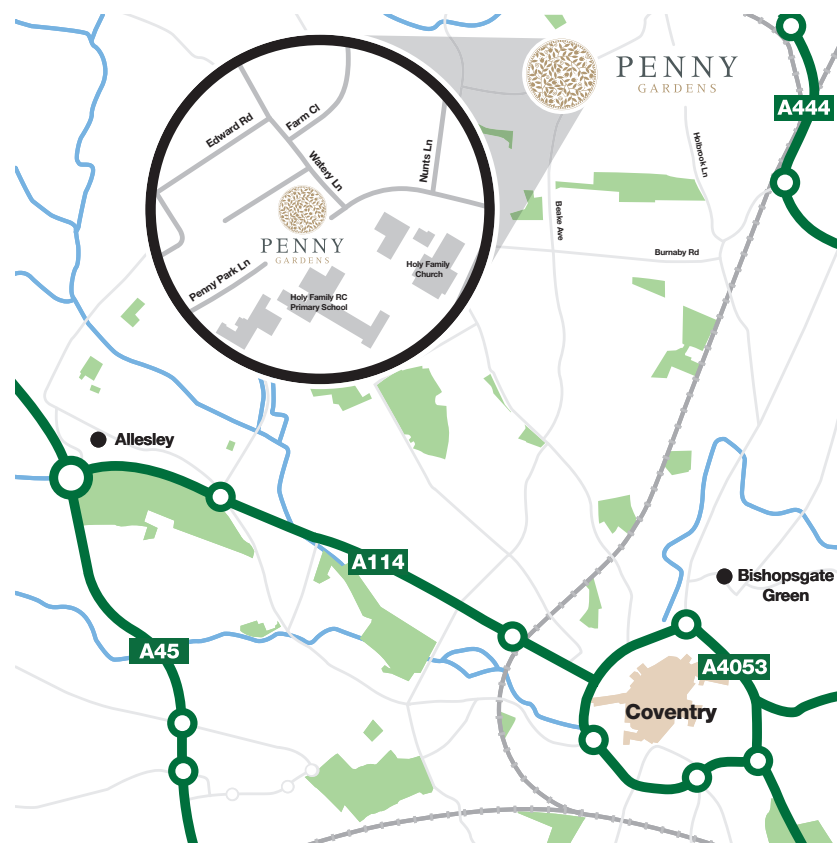
- Gas central heating with thermostatic radiators • Porch light fitted to front & rear • Alarms fitted as standard • Chrome ironmongery • Chrome sockets & switches • PVCU argon filled double glazing • 10 year NHBC certificate • Patio • Landscaped lawn

## Development Layout

Plots 1 & 8	Circa 1,107 sq.ft
Plots 2,3 & 4	Circa 938 sq.ft
Plots 5 &6	Circa 910 sq.ft
Plot 7	Circa 910 sq.ft



	The Glenworth Plots 1&8
	The Paxmead Plots 2,3,4
	The Edward Plot 5,6
	The Halford Plot 7



## Why buy an O'Flanagan home?

O'Flanagan Homes is a family run business specializing in building quality homes in the Coventry and Warwickshire area. Our philosophy has always been to build homes rather than houses. That means paying particular attention to the details of importance to you.

A house isn't necessarily a home, it's about finding the little details that a home owner is after and creating an atmosphere that buyers can imagine themselves living in.

Now recognized as being amongst the best homes in Warwickshire, we strive to build homes in which innovative design, quality of construction and attention to detail is the rule. Building with a high specification throughout we create the quality homes buyers have come to expect - we only use materials and craftsmen which allows us to achieve a level of design and finish that far surpasses our nearest rival.



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