

ELM FIELDS FARM

Wigston Road, Coventry, West Midlands CV2 2RH

KITCHENS

	2 BEDROOM HOUSE	3 BEDROOM HOUSE
Worktop and up-stands	✓	✓
Kitchen manufacturer - Symphony	✓	✓
Stainless steel extractor hood	✓	✓
Free standing extractor hood	✗	✗
Splashback	✓	✓
Dishwasher included	✓	✓
Washing machine included	✓	✓
Washer dryer included	✗	✗
Fridge freezer included	✓	✓
Single oven	✓	✓
Double oven	✗	✗
Ceramic hob	✓	✓
Gas hob	✗	✗
Induction hob	✗	✗
Single sink and drainer	✗	✗
One and half bowl sink and drainer	✓	✓

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Stonewater and/or developer reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Stonewater and/or developer reserves the right to make these changes as required.



FLOORING

	2 BEDROOM HOUSE	3 BEDROOM HOUSE
Vinyl to kitchen	✓	✓
Vinyl to dining (dependant on house type)	✓	✓
Vinyl to bathroom	✓	✓
Vinyl to en-suite	✓	✓
Vinyl to entrance hall	✗	✗
Matwell	✗	✗
Carpet to lounge	✓	✓
Carpet to dining (dependant on house type)	✗	✗
Carpet to bedrooms	✓	✓
Carpet to hall/stairs/landing	✓	✓
Laminate to kitchen	✗	✗
Laminate to dining	✗	✗
Laminate to bathroom	✗	✗
Laminate to entrance hall	✗	✗
No flooring included throughout	✗	✗

HEATING

	2 BEDROOM HOUSE	3 BEDROOM HOUSE
Radiators throughout	✓	✓
Towel rail to bathroom - white / chrome	✓	✓
Towel rail to cloakroom - white / chrome	✗	✗
Towel rail to en-suite - white / chrome	✓	✓
Air source heat pump	✓	✓
Ground source heat pump	✗	✗
Gas boiler	✗	✗
Electric heating	✗	✗
Underfloor heating	✗	✗

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DECORATION FINISHES

	2 BEDROOM HOUSE	3 BEDROOM HOUSE
Wall paint	✓	✓
Ceiling paint	✓	✓
Skirtings and architraves paint	✓	✓
Tiling extent cloakroom	✓	✓
Tiling extent bathroom	✓	✓
Wardrobes included	✗	✗

BATHROOMS AND EN-SUITE

En-suite (* dependant on house type)	✓	✓*
Bath	✓	✓
Shower over bath	✓	✓
Shower screen	✓	✓
Shower rail	✗	✗
Shower enclosure (* dependant on house type)	✗	✗*
Enclosed toilet cystem	✗	✗
Close coupled toilet system	✓	✓
Mirror (* dependant on house type)	✓	✓*
Storage	✗	✗
Shaver sockets	✓	✓

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SECURITY / PEACE OF MIND

	2 BEDROOM HOUSE	3 BEDROOM HOUSE
Security alarm	✗	✗
Carbon monoxide alarm	✗	✗

EXTERNAL

Entrance light	✓	✓
Patio light	✓	✓
Patio included	✓	✓
Garden shed included	✗	✗
Outside tap included	✗	✗
Car charging included	✓	✓
Car parking space/s	✓	✓
Garage	✗	✗
Bike store	✗	✗
Bin store	✗	✗
Private garden	✓	✓
Shared garden	✗	✗
Washing line provision	✗	✗
Laid to lawn gardens	✓	✓
No turf to gardens	✗	✗

COMMUNAL

Letter boxes	✓	✓
Bin store 2	✗	✗
Bike store 2	✗	✗
Lift	✗	✗
Satellite provision	✗	✗