

## ELM FIELDS FARM

Wigston Road, Coventry, West Midlands CV2 2RH

3 bedroom house with parking and private garden for **Shared Ownership**

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Countryside, has **50 homes available for shared ownership** and 17 for rent-to-buy at Elm Fields Farm, 4.5 miles north-east of Coventry city centre. In total there will be 148 affordable homes at the development.

Every home will be built using modern methods of construction (MMC), incorporating closed timber panels made in Countryside's factory and then transported to site where they are assembled. This form of construction maximises the potential for energy efficiency. Each home will also benefit from the installation of an air-source heat pump, making it potentially more cost-effective to run while also helping to lower carbon emissions. Around half of the homes will also have solar panels installed as well as electric vehicle charging points to further reduce emissions.

Stonewater will maintain and manage the surrounding public spaces, including protecting and enhancing the green spaces and biodiversity across the area with wildflower meadows and ponds being incorporated into the development. There will be open space and play equipment, an orchard and public art to promote the local area's history. Sustainable transport links will be delivered with improved bus routes, cycle routes and pedestrian access.

The development, sitting just off Wigstone Road, Woodway Lane and Hinckley Road, lies 4.5 miles north-east of Coventry city centre. Coventry has a choice of expansive shopping centres including the West Orchards and Lower Precinct Shopping Centres offering a wealth of both high street brands and independent names, as well as plenty of places to eat and drink. Should you want to pick up fresh produce, the bustling Coventry Market is a popular destination.

Beyond the shops, restaurants, bars and coffee shops, Coventry, the 2021 UK City of Culture, has plenty more to offer. Entertainment options include cinemas, theatres and an indoor ice rink, with the A4053 inner city ring road providing easy access to all the city centre facilities and venues. If open air pursuits are more your thing, there are a number of parks and further afield, Warwickshire's gloriously unspoilt countryside.

There are a number of good schools in the catchment area of the development. Whittle Academy Primary School caters for pupils aged five to 11 years old and has an Ofsted rating of 'Good'. Walsgrave CofE Academy, part of the same group of five academies as Whittle, is also a primary school and similarly rated 'Good' by Ofsted. For older pupils Grace Academy is a modern secondary school a short walk from the development. There are two further education colleges in Coventry, City College and Hereward College. Coventry University has a city centre campus, and The University of Warwick is on the southern fringes of the city.

Elm Fields Farm benefits from easy access to the A46, A45, M6, M69 and beyond to central England's motorway network. The train from Coventry to Birmingham New Street takes just under half an hour, and to London Euston approximately an hour and a half. Closer to home, the train journey between Coventry and Leamington Spa takes around 16 minutes. Pool Meadow Bus Station is the starting point for bus services throughout the town and the local area, alongside the National Express West Midlands depot, for bus journeys further afield. Birmingham Airport is just over 17 miles away via the M6.



• Grace Academy	0.2 miles	• Coventry railway station	5.1 miles
• Whittle Academy Primary School	0.5 miles	• Nuneaton	8.8 miles
• Walgrave C of E Academy	1.2 miles	• University of Warwick	10.7 miles
• Coventry Building Society Arena	4.3 miles	• Rugby	12.7 miles
• Pool Meadow Bus Station	4.3 miles	• Birmingham Airport	17.3 miles
• Coventry City Centre	4.5 miles	• Birmingham	24.6 miles

# SITE PLAN



# PLOT 85

23 Flora Road, Coventry, West Midlands CV2 2SB



## 3 bed semi-detached house

Two parking spaces  
Turfed rear garden  
Downstairs WC

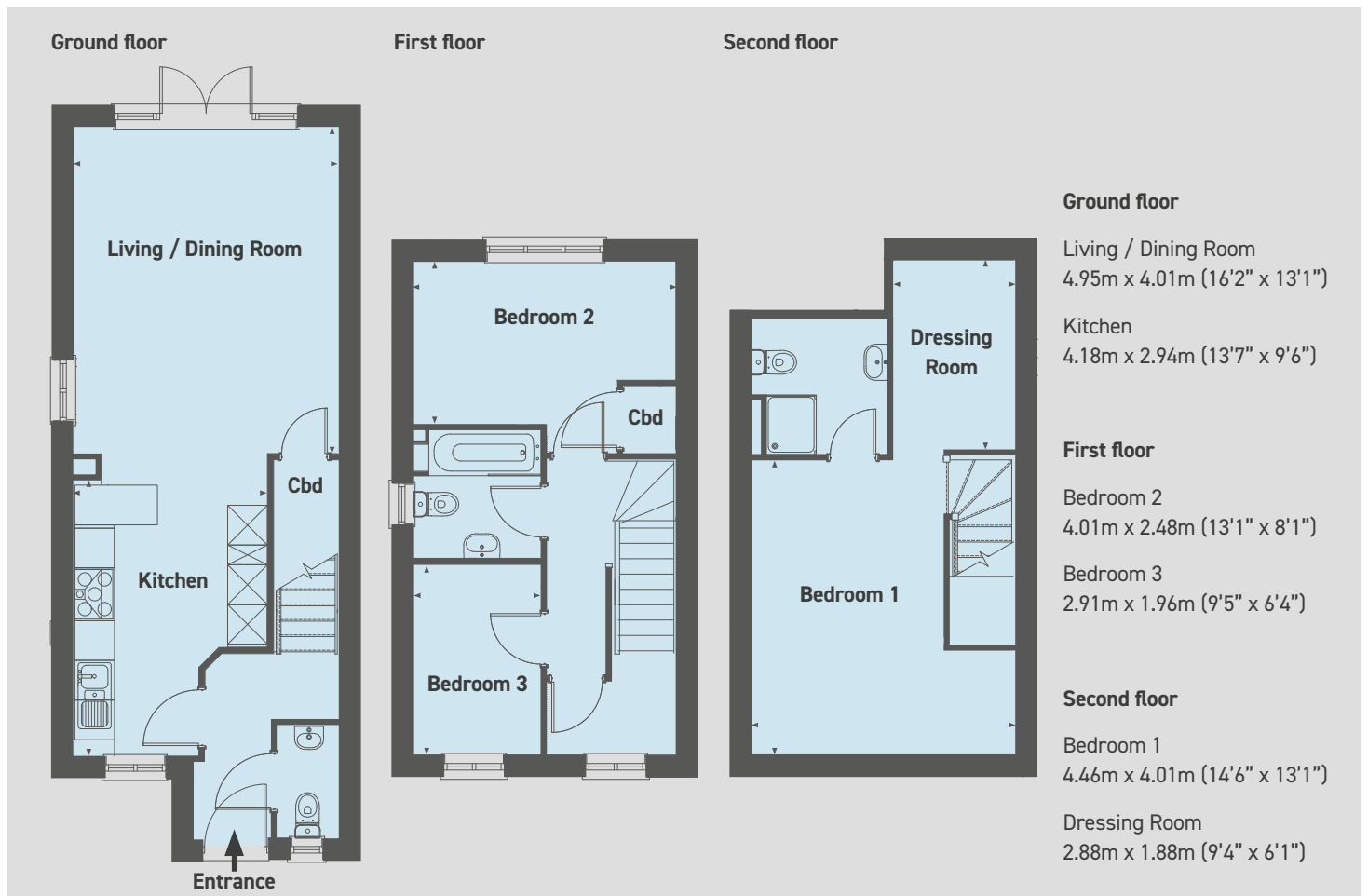
**£120,000 for a 40% share**

Open Market Value: **£300,000**

Monthly Rent: **£412.50**

Service Charge: **£22.14 per month**

This property is outside of its end-of-defects period and is sold as seen. Customers are advised to view and inspect before reserving.



Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.*

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