



# Charlesworth Gardens

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Coventry

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# About Kingswood Homes

**Kingswood Homes is a residential development company, which specialises in building high quality practical homes in the Midlands.**

All our homes, small or large are built with the same high level of quality finish and attention to detail.

Choosing the right location for our developments is essential and great care is taken in the selection of each developments location.

Each of our properties are designed for living to ensure that the layout is practical and an enjoyable place to live.

Our homes are designed for life so each property is constructed using traditional approaches to construction with proven building techniques, craftsmanship and materials.

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**We take a bespoke approach to all of our developments to create distinctive properties that truly stand out from the crowd. Whilst all developments are unique, they all share the core Kingswood principles of expert design and high quality craftsmanship.**

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We build all over the Midlands including, Warwickshire, West Midlands, Worcestershire, Leicestershire, Staffordshire and some selected sites in the South West.



Rising Lane, Baddesley Clinton



St Michael's Gate, Baddesley Clinton



Forresters Edge, Sutton Coldfield



Lower House Gardens, Redditch



Arden Gate, Bentley Heath

# Introducing Charlesworth Gardens

Charlesworth Gardens offers the opportunity to own an individually designed, brand new home in a spacious leafy setting with eco-friendly technology.

Located off Job's Lane, this exciting new development of 7 detached and semi-detached homes boast an energy efficient, bespoke specification that include high quality en-suite bathrooms and spacious living areas.

**Each property includes a high level of finish complete with a professionally designed kitchen including Quartz work surfaces, integrated appliances and contemporary finishes.**

Along with landscaped front gardens, each property boasts rear gardens with planting and a lawn to offer the chance of relaxation in this pleasant setting.

**All plots contain an abundance of energy efficient features to achieve the EPC rating of 88.**

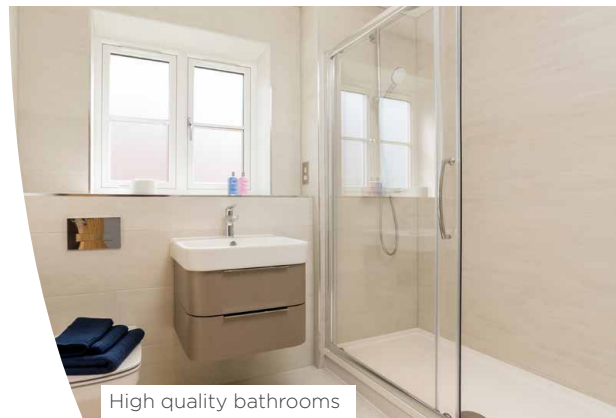
- Solar PV panels
- 100% LED lighting
- 'A' rated combi boiler
- 'A' rated UPVC double glazing
- 'A' rated double composite front doors
- 'A' rated kitchen appliances
- 'Electric vehicle charging points



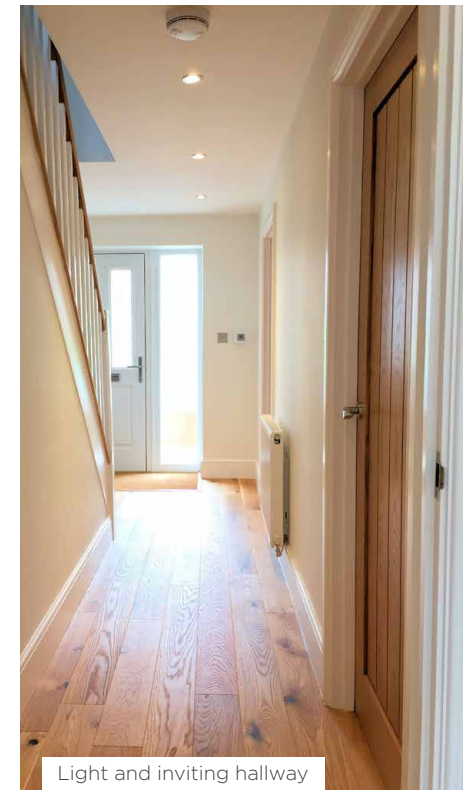
Superbly specified kitchen / dining area



Spacious lounge areas



High quality bathrooms



Light and inviting hallway

A new development of 7 superbly appointed detached and semi-detached homes.



# Site Layout

Charlesworth  
Gardens  
is an attractive  
development of  
7 detached and  
semi-detached  
homes.

Plots 1 & 2



Plot 3



Plot 4



Plot 5



Plot 6



Plot 7





Job's Lane

Existing Housing

Existing Housing

Existing Housing

Plot 6

Plot 7

Plot 1

Plot 2

Plot 3

Plot 4

Plot 5

Visitor parking



# Plot 1

4 bedroom semi-detached property



## Ground floor

### Kitchen/ Dining Area

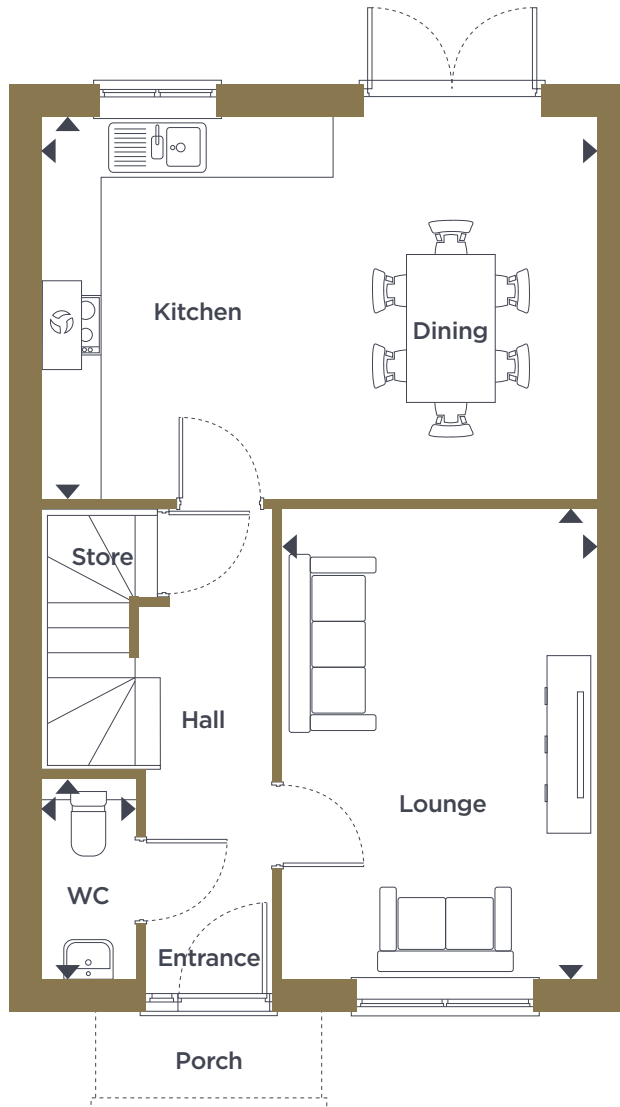
5.686m x 3.552m  
18' 7" x 11' 7"

### Lounge

3.212m x 5.070m  
10' 6" x 16' 6"

### WC

0.937m x 2.025m  
3' 0" x 6' 6"



Floor area  
1076 sqft

## First floor

### Master Bedroom

2.999m x 3.497m  
9' 8" x 11' 5"

### Bedroom 2

2.999m x 2.775m  
9' 8" x 9' 1"

### Bedroom 3

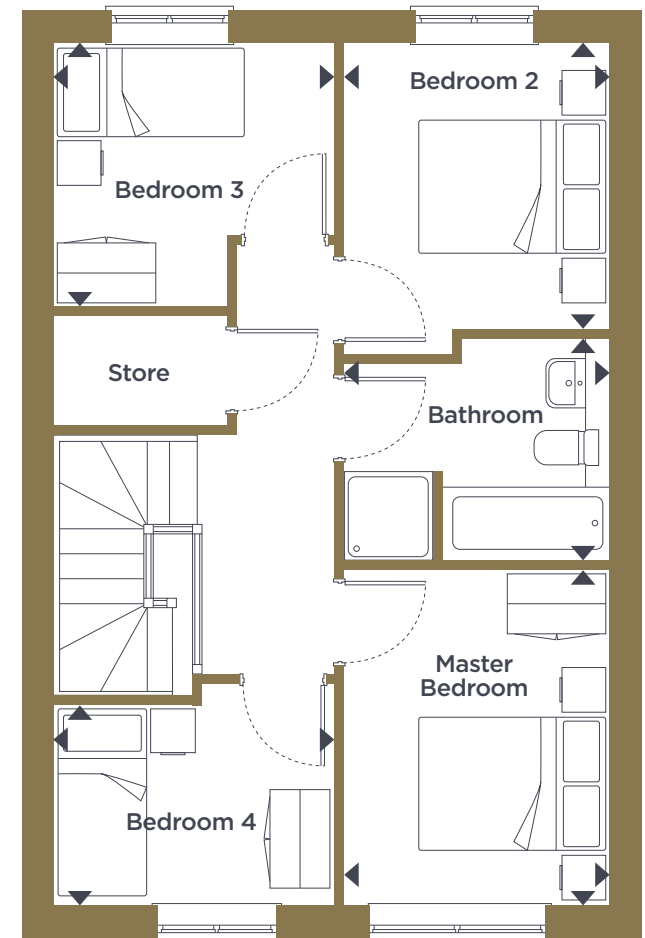
2.587m x 2.477m  
8' 4" x 8' 1"

### Bedroom 4

2.587m x 2.025m  
8' 4" x 6' 6"

### Bathroom

2.999m x 2.250m  
9' 8" x 7' 4"





# Plot 2

4 bedroom semi-detached property



Plot 2



## Ground floor

### Kitchen/ Dining Area

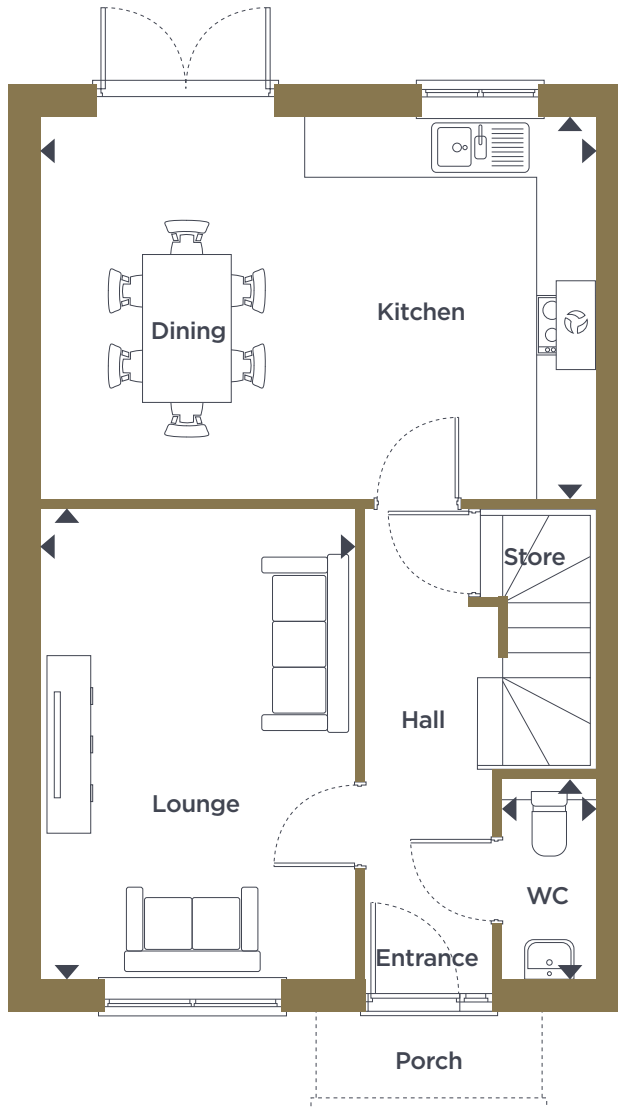
5.686m x 3.552m  
18' 6" x 11' 6"

### Lounge

3.212m x 5.070m  
10' 5" x 16' 6"

### WC

0.937m x 2.025m  
3' 0" x 6' 6"



Floor area  
1076 sqft

## First floor

### Master Bedroom

2.999m x 3.497m  
9' 8" x 11' 4"

### Bedroom 2

2.999m x 2.775m  
9' 8" x 9' 1"

### Bedroom 3

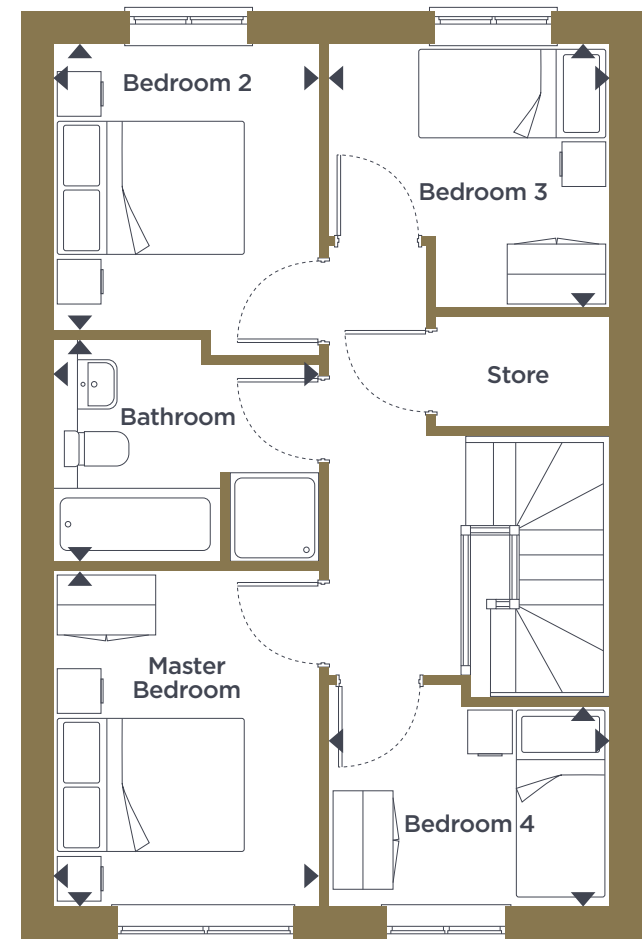
2.587m x 2.477m  
8' 4" x 8' 1"

### Bedroom 4

2.587m x 2.025m  
8' 4" x 6' 6"

### Bathroom

2.999m x 2.250m  
9' 8" x 7' 3"



# Plot 3

4 bedroom detached property



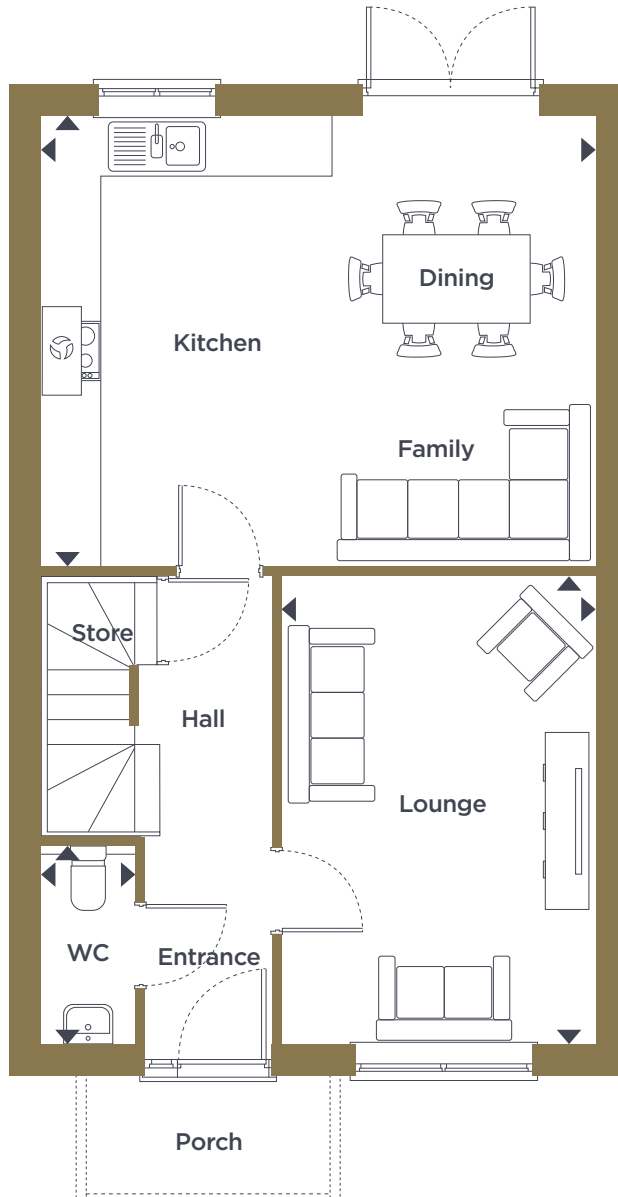
## Ground floor

**Kitchen/  
Dining Area**  
5.686m x 4.203m  
18' 7" x 13' 8"

**Lounge**  
3.212m x 5.076m  
10' 6" x 16' 6"

**WC**  
0.928m x 2.025m  
3' 0" x 6' 6"

**Floor area**  
1130 sqft



## First floor

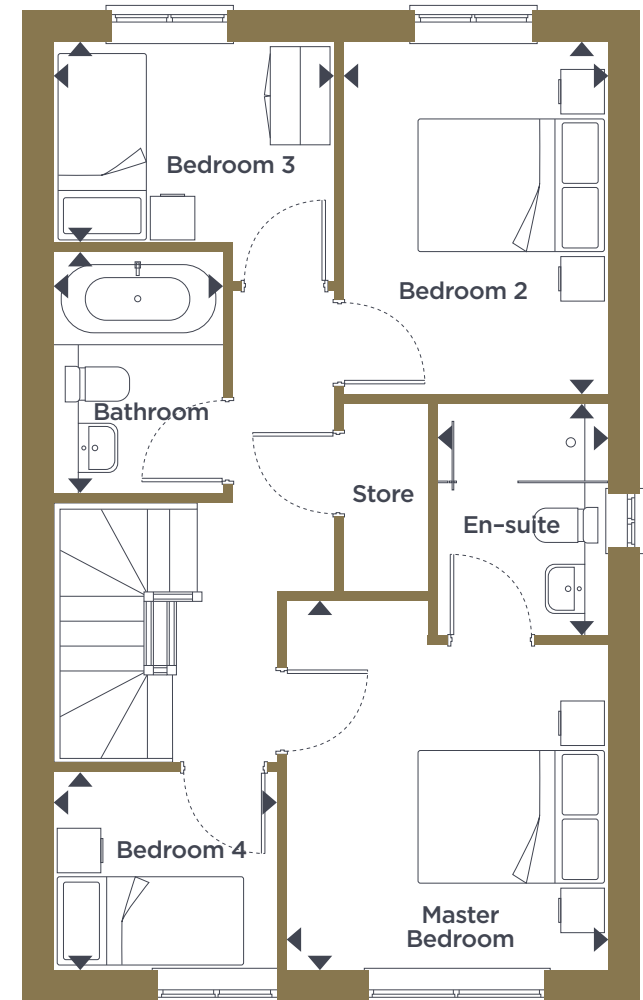
**Master Bedroom**  
2.998m x 4.197m  
9' 8" x 13' 7"

**Bedroom 2**  
2.708m x 3.325m  
8' 9" x 10' 9"

**Bedroom 3**  
2.877m x 1.977m  
9' 4" x 6' 4"

**Bedroom 4**  
2.587m x 2.024m  
8' 4" x 6' 6"

**Bathroom**  
2.175m x 1.725m  
7' 1" x 5' 6"



# Plot 4

4 bedroom detached property



## Ground floor

### Kitchen/ Dining Area

6.473m x 3.756m  
21' 2" x 12' 3"

### Lounge

4.170m x 3.723m  
13' 7" x 12' 2"

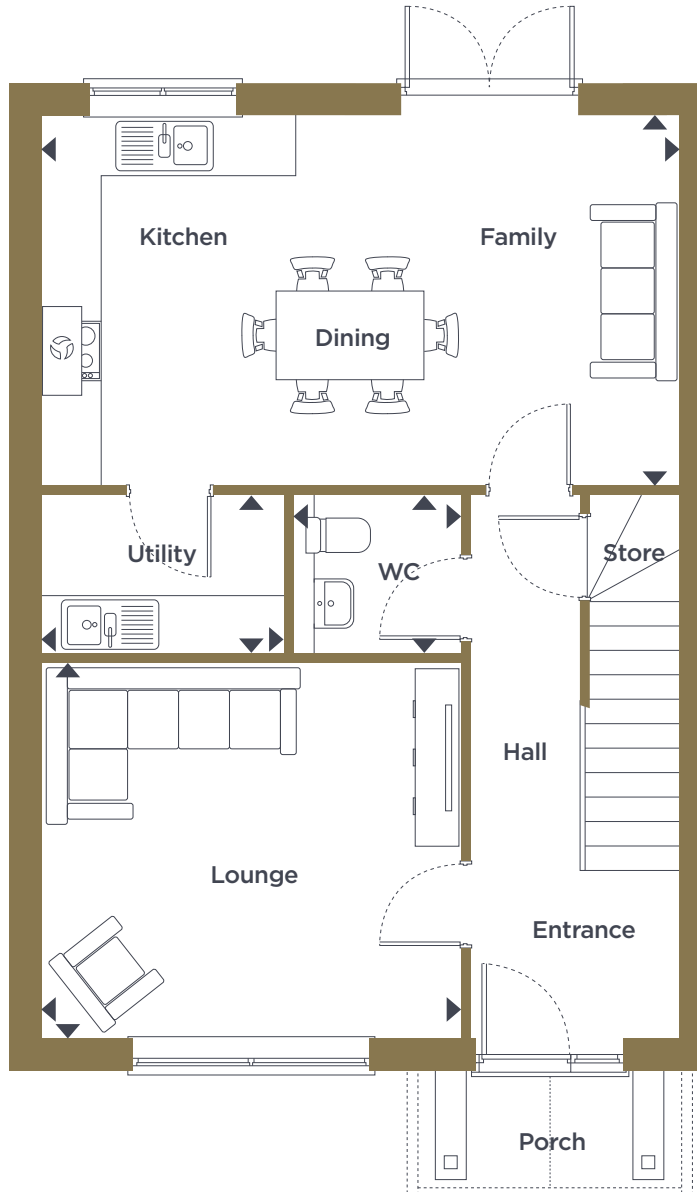
### Utility

2.395m x 1.700m  
7' 8" x 5' 5"

### WC

1.700m x 1.700m  
5' 5" x 5' 5"

Floor area  
1291 sqft



## First floor

### Master Bedroom

4.195m x 3.275m  
13' 8" x 10' 7"

### En-suite

1.750m x 2.300m  
5' 7" x 7' 5"

### Bedroom 2

2.973m x 3.623m  
9' 7" x 11' 9"

### Bedroom 3

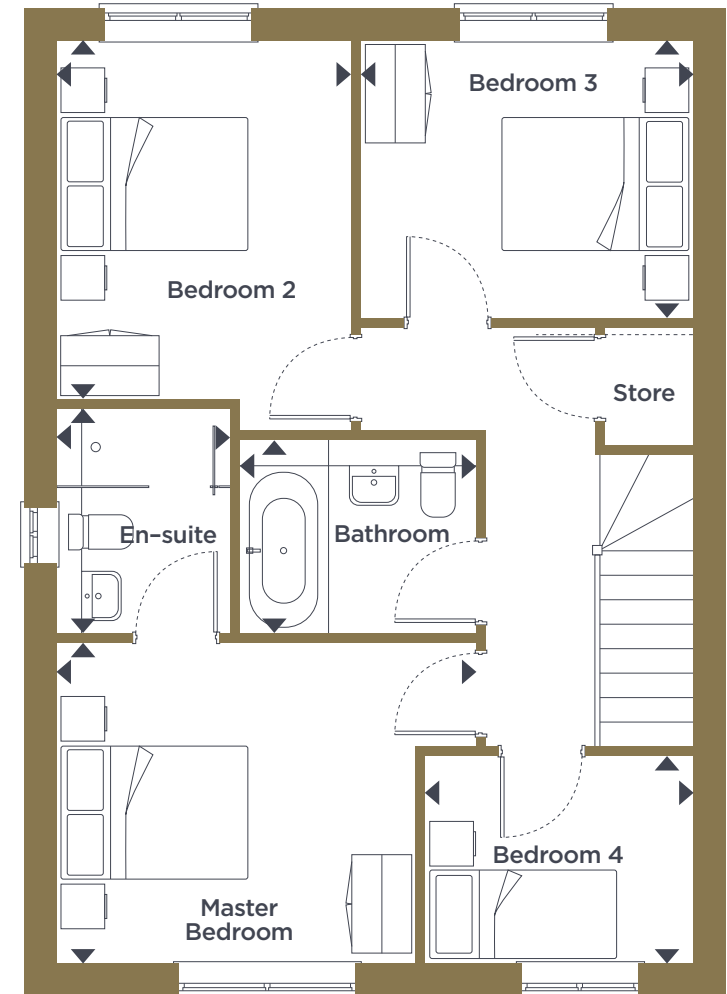
3.400m x 2.821m  
11' 1" x 9' 2"

### Bedroom 4

2.777m x 1.900m  
9' 11" x 6' 2"

### Bathroom

2.320m x 1.950m  
7' 6" x 6' 3"



# Plot 5

4 bedroom detached property



Plot 5



## Ground floor

### Kitchen/ Dining Area

6.473m x 3.750m  
21' 2" x 12' 3"

### Lounge

4.170m x 3.723m  
13' 7" x 12' 2"

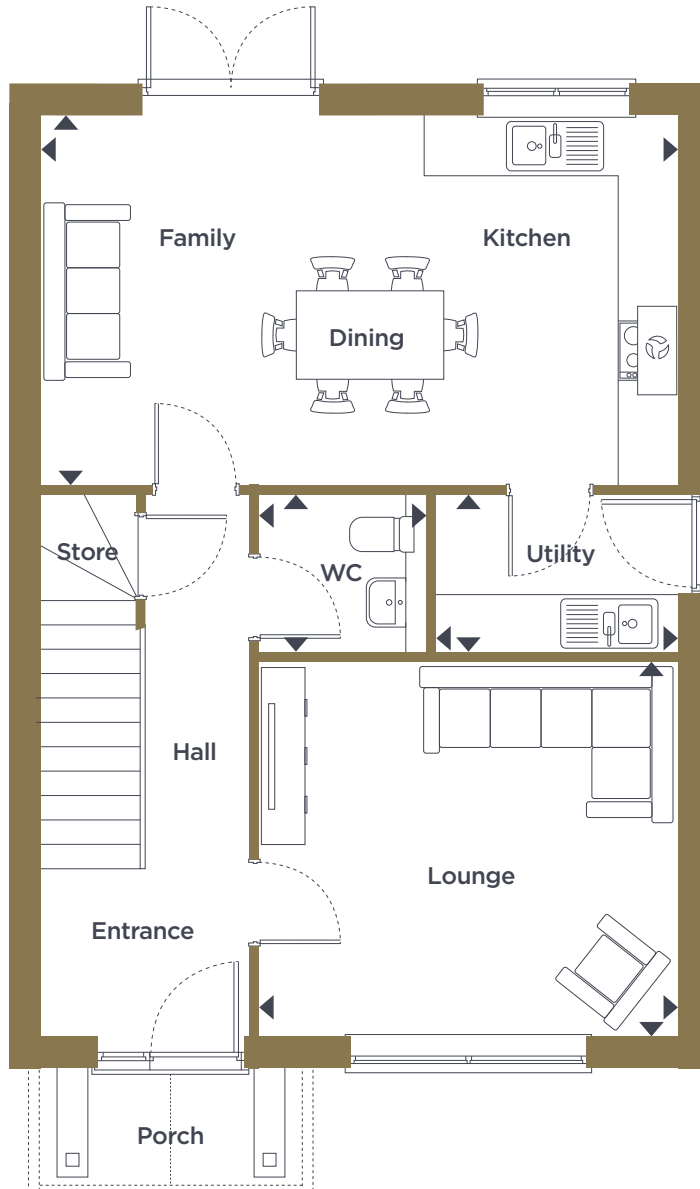
### Utility

2.395m x 1.725m  
7' 8" x 5' 6"

### WC

1.675m x 1.725m  
5' 4" x 5' 6"

Floor area  
1291 sqft



## First floor

### Master Bedroom

4.195m x 3.275m  
13' 8" x 10' 7"

### En-suite

1.775m x 2.300m  
5' 8" x 7' 5"

### Bedroom 2

2.973m x 2.973m  
9' 7" x 9' 7"

### Bedroom 3

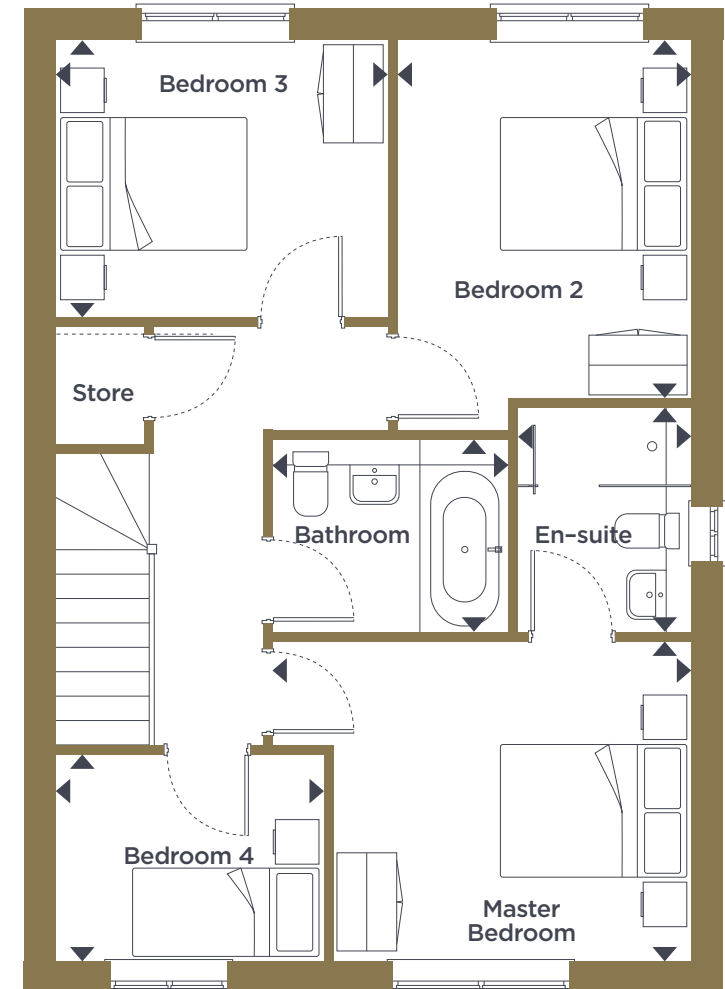
3.400m x 2.821m  
11' 1" x 9' 2"

### Bedroom 4

2.797m x 1.900m  
9' 1" x 6' 2"

### Bathroom

2.320m x 1.950m  
7' 6" x 6' 3"



# Plot 6

4 bedroom detached property



## Ground floor

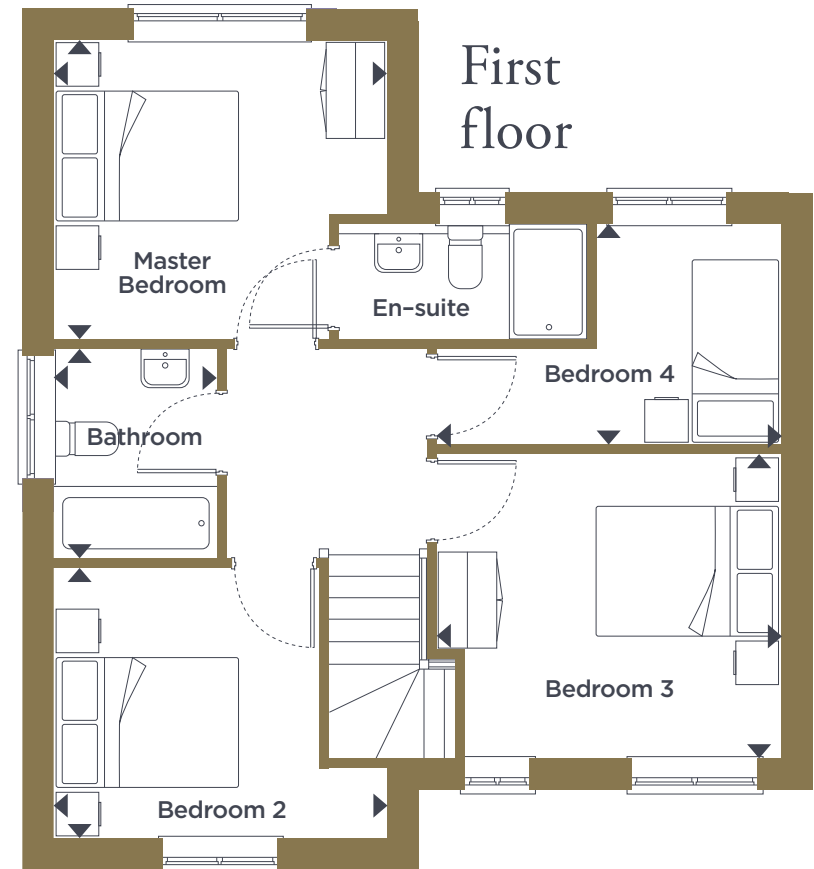
**Kitchen/  
Dining Area**  
3.548m x 8.385m  
11' 6" x 27' 5"

**Lounge**  
3.950m x 3.560m  
12' 10" x 11' 7"

**WC**  
1.025m x 2.025m  
3' 3" x 6' 6"



## First floor



## First floor

Master Bedroom	En-suite	Bedroom 2	Bedroom 3	Bedroom 4	Bathroom
3.548m x 3.138m 11' 6" x 10' 3"	2.525m x 1.225m 8' 3" x 4' 1"	3.548m x 2.790m 11' 6" x 9' 1"	3.500m x 3.260m 11' 5" x 10' 7"	3.500m x 2.325m 11' 5" x 7' 6"	1.773m x 2.258m 5' 8" x 7' 4"

**Floor area**  
1130 sqft

# Plot 7

4 bedroom detached property



## Ground floor

**Kitchen/  
Dining Area**  
3.548m x 8.385m  
11' 6" x 27' 5"

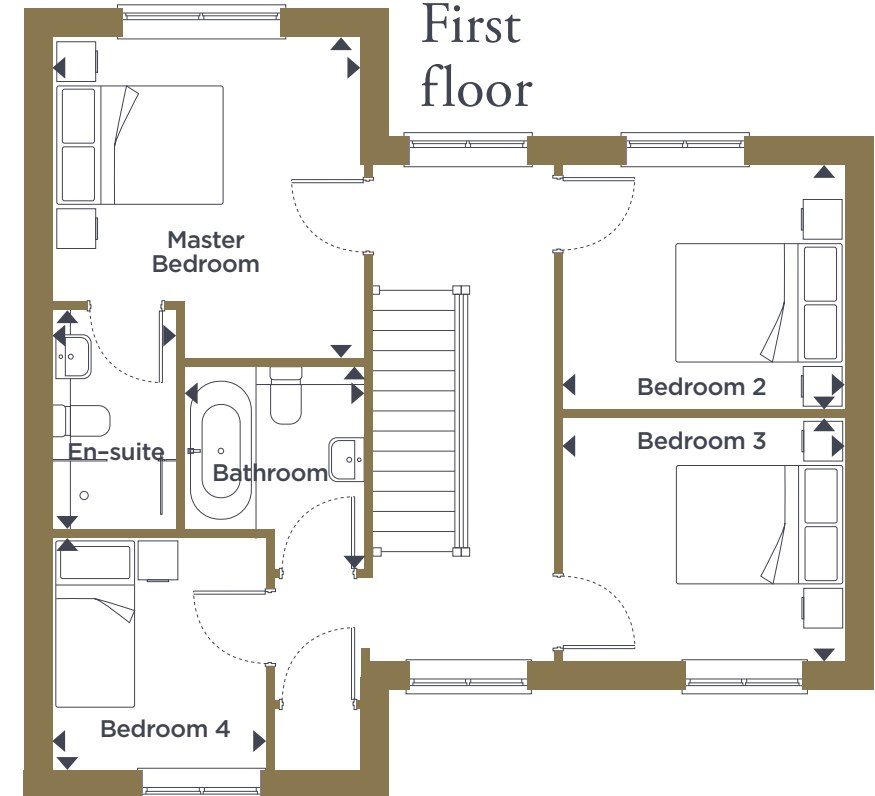
**Utility**  
1.713m x 1.850m  
5' 6" x 6' 0"

**Lounge**  
4.263m x 4.460m  
13' 10" x 14' 6"

**WC**  
2.011m x 1.125m  
6' 6" x 3' 7"



## First floor



## First floor

Room	Dimensions (m)	Dimensions (ft)
Master Bedroom	3.548m x 3.676m	11' 6" x 12' 0"
En-suite	1.425m x 2.500m	4' 7" x 8' 2"
Bedroom 2	3.238m x 2.973m	10' 6" x 9' 8"
Bedroom 3	3.238m x 2.973m	10' 6" x 9' 8"
Bedroom 4	2.448m x 2.600m	8' 0" x 8' 6"
Bathroom	2.048m x 2.306m	6' 7" x 7' 6"

**Floor area**  
1271 sqft



Charlesworth  
Gardens

Coventry

# A superb specification

Our high level of building standards are perfectly complemented with a striking level of detail in specification throughout the property.

Each property boasts a master bedroom with an en-suite bathroom (excluding Plots 1 and 2) that includes full height ceramic tiling, vanity storage units and chrome finishes.

**The quality and detailed finish is found throughout the professionally designed contemporary kitchen which include Quartz work surfaces and integrated appliances.**

The sense of quality continues through the property with ceramic floor tiling layed across the ground floor, whilst the lounge, stairway and bedrooms include a luxury carpet.

All internal doors are complete with chrome door furniture and chrome sockets and switches are specified on the ground floor and landing areas.

## Kitchen

- Professionally designed contemporary shaker style kitchen.
- Quartz work surfaces to kitchen with upstand.
- Laminate worktop to utilities with upstand, with Caple sinks and taps.
- Stainless steel one and a half bowl under mounted sink with engraved drainer and Franke chrome plated mixer taps to kitchen.
- Single oven, integrated microwave, 4 ring burner gas hob and extractor hood, all to be NEFF stainless steel finish, built in fridge freezer and integrated dishwasher, to be Caple.
- Appliance spaces and plumbing for washing machine and tumble dryer to Plots 4,5 & 7. Plots 1,2,3 & 6 will come with an integrated Caple washer/dryer in the kitchen area.



Quartz work surfaces



Eye level double oven



Professionally designed contemporary kitchen



FRANKE





4 ring burner gas hob



Contemporary extractor hood



Integrated dishwasher

# Bathrooms

- High quality white ROCA sanitaryware to bathroom, en-suite and WC.
- ROCA vanity storage units to bathroom, ensuite and WC.
- Concealed cisterns with back to the wall pans to bathroom, ensuite and WC.
- Full height ceramic tiling to walls and floors in bathroom/en-suite, (splashback to WC).
- Hansgrohe chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
- Shower cubicle to ensuite with Hansgrohe thermostatic mixer shower.
- Bristan electric shower to bathroom over bath.
- Chrome plated towel rails to bathroom, ensuite and WC.



Contemporary styled bath



Full height sanitary ware



Roca sanitary ware



Chrome plated towel rails



Chrome mixer taps



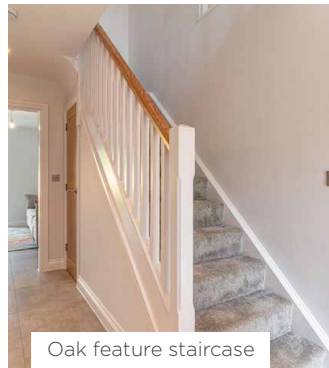
Contemporary fixtures

# Internal Finishes

- Oak veneer solid core interior doors with polished chrome door furniture.
- Oak handrail and feature oak first step to staircase.
- Large format ceramic floor tiling to ground floor excluding lounge.
- Contemporary ogee skirting and architraves.
- Luxury carpets and underlay to living room, bedrooms, stairs and landing.
- French patio doors to rear aspects.



Luxury carpets and underlay



Oak feature staircase



Polished chrome door furniture



Ceramic floor tiling



# Electrical Installation

- Chrome sockets and switches throughout the ground floor and landing.
- Recessed LED down-lighters to hall/kitchen/dining room/landing/WC/bathroom and ensuite.
- Under unit lighting to kitchen.
- Dual TV and socket to lounge/dining room and all bedrooms.
- Telephone socket to lounge.
- External power point.
- Full fibre internet.





100% LED low energy lighting



PV Solar panels

## Environmental Details

- EPC Rating 88.
- 'A' rated kitchen appliances to reduce water and energy use.
- 100% LED low energy lighting.
- Dual flush mechanism to toilets to reduce water consumption.
- PV Solar panels to supplement the Electricity consumption.
- Energy efficient double glazed UPVC windows and doors throughout.
- Solidor composite front doors, offering superior thermal efficiency and security.
- Electric vehicle charging point to each property.

## Security

- Intruder alarm system.
- Multipoint locking system to external doors.
- Full compliance with Part Q of the Building Regulations.
- Exterior lighting.

## External Details

- Outside water tap.
- Landscaped front garden, patio and turf to rear.
- Block paved drive.
- Planting to gardens.
- 6x4 apex shed.
- Silicone, colour through render to Plots 1,2 & 3, zero maintenance.

## Heating

- Thermostatic radiator valves to ground floor and first floor.
- Digital programmable room thermostat for central heating.

## Additional Details

- 10 Year ICW Structural Warranty.
- High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in the summer.



Thermostatic radiator valves



Landscaped front gardens



Block paved drive



Electric vehicle charging point



Outside water tap

# Charlesworth Gardens - an idyllic location

Located off the leafy Jobs Lane, Charlesworth Gardens is just 5 miles from Coventry City Centre and a short distance from stunning countryside and the charming villages of Warwickshire.

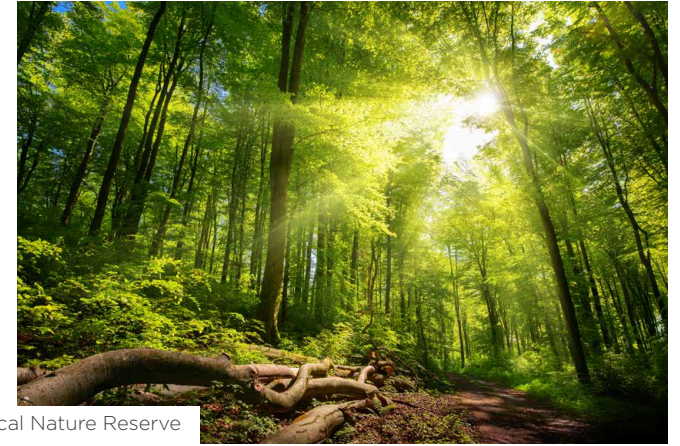
**There are several Nature Reserves within close proximity offering great walks in a beautiful countryside environment.**

A variety of services and amenities are located only a short walk away including a Pharmacy, Post Office and convenience stores as well as the area being home to various primary and secondary schools only a short walk or drive away.

Just a 10 minute drive away, Coventry is a city rich in culture and history that offers shopping from high street favourites to independent retailers as well as numerous restaurants, bars and entertainment venues.



Limbrick Wood, Local Nature Reserve



Coventry City Centre



Vibrant retail centre



Local, family friendly pubs



Broad Lane

## By foot

- Templars Primary School (Ofsted - Good) - 8 mins
- Limbrick Wood - 3 mins

## By road

- Tile Hill Railway Station - 6 mins
- Coventry City Centre - 14 mins
- Birmingham City Centre - 37 mins
- Birmingham Airport - 18 mins
- NEC - 18 mins
- M6 Junction 3 - 27 mins

## By rail

- Coventry (from Tile Hill) - 7 mins
- Birmingham New Street (from Tile Hill) - 27 mins
- London Euston (from Tile Hill) - 1hr, 45 mins

**Charlesworth Gardens**



Hairdressers Barbers

Post Office

Limbrick Wood Local Nature Reserve

My Little Stars Nursery

Ballingham Close

Lime Tree Avenue

Pub

Tile Hill Pharmacy

Pharmacy

Tile Hill Lane

Starbucks  
McDonald's  
Pizza Hut  
KFC

Fleetchamstead Highway  
A45

Sainsbury's

Petrol Station

Barbers

Coventry Business Park

Gym

Tile Hill Lane

Tile Hill Railway Station

Templars Primary School

Templar Avenue

Job's Lane

Baxter Close

Woodcraft Close

# Our construction guarantee

With every property comes peace of mind courtesy of the 10 year ICW structural warranty that we provide with every purchase.

The new home warranty covers defects in design, materials and workmanship as standard. On completion of construction, you will receive a final new home warranty certificate, insuring your new home against latent and structural defects.

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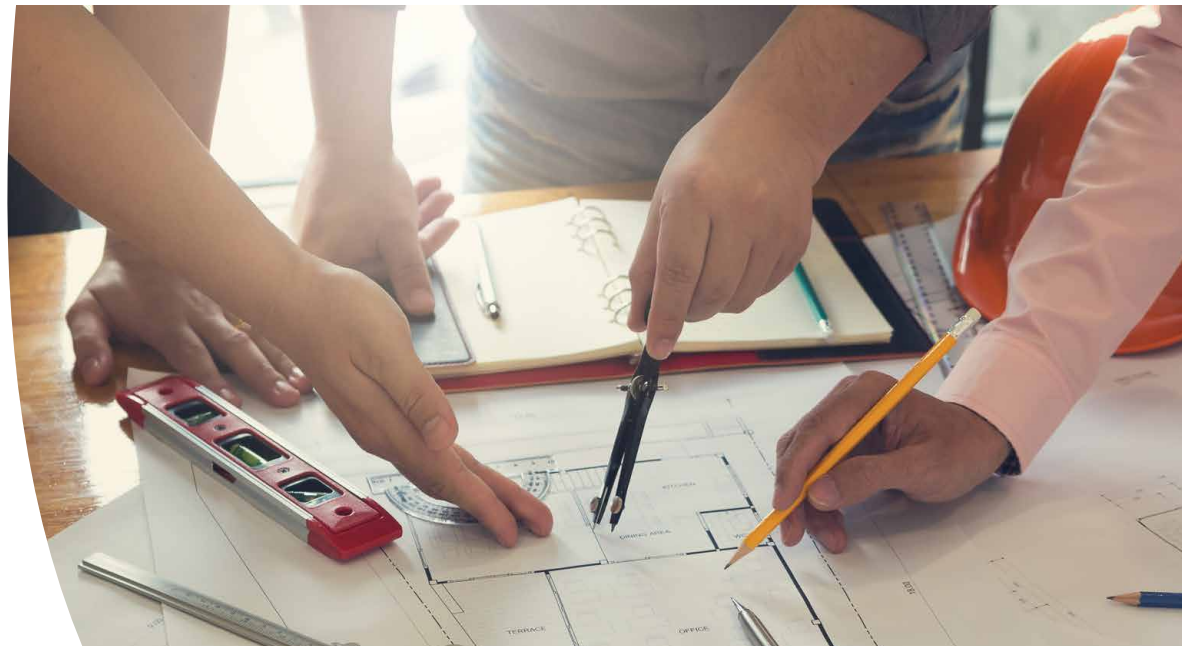
We realise that purchasing a home is the most important purchase you'll make and we want it to be perfect for you. We'll remain on hand to deal with any small matters that may occur until your new home is perfect for you.

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**ICW**  
INTERNATIONAL CONSTRUCTION WARRANTIES

Providing  
you with a  
**10 year  
structural  
warranty**





# For further information

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LAND & NEW HOMES

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[newhomes@loveitts.co.uk](mailto:newhomes@loveitts.co.uk)

**Call:**

024 7625 8421



**Charlesworth  
Gardens**

Coventry

 **KINGSWOOD  
HOMES**

**Disclaimer:**

All information and images contained in this brochure are for guidance purposes only. All dimensions should be considered approximate and floor plans may change during the course of construction. Although every care has been taken to ensure that the information is correct, the contents of this brochure do not constitute a contract, part of a contract of warranty with Kingswood Homes.



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