

PIPER



Pippinfields

Pickford Green

We build the house, you make the home

Welcome to

Pippinfields

Pickford Green Lane, Pickford Green,
Coventry, CV5 9AP



**An idyllic country community
close to the centre of Coventry**

Pippinfields offers a selection of two, three and four bedroom houses, along with two bedroom bungalows, centred around a community orchard and a public open space. Ideally located close to the centre of Coventry, it's the perfect place to enjoy life to the full.

PIPER

Perfectly placed for convenient commuting



Pickford Green

Pippinfields is perfectly placed just south of the A45 in Pickford Green, just fifteen minutes from the centre of Coventry. Everyday essentials can be found just a couple of minutes down the road in Eastern Green, where you'll also find St Andrew's C of E Infant School and Eastern Green Junior School. Both schools were rated as "Good" in their most recent Ofsted reports.

There is a good choice of secondary schools and Sixth form colleges within easy reach of Pippinfields. The city of Coventry is home to two Universities, the city centre-based Coventry University and The University of Warwick.

Eastern Green Village Hall is just over half a mile away and offers a range of amenities including a Pre-school, Yoga and Pilates classes.

The Bob Coward Memorial Ground, which is home to Barkers Butts Rugby Football Club is just a short walk away from the development. Millisons Wood nature reserve is also nearby; the Woodland Trail is perfect for a gentle stroll, with the complete circuit taking around an hour.

For something to eat or drink, The Queen's Head pub and The Unicorn are both less than two miles way.

Around and about

Coventry is a lively city, with a wide range of amenities, Selected as UK City of Culture for 2021, the city has a rich heritage, from Lady Godiva, through several spells as the country's capital, to the building of the first British car.

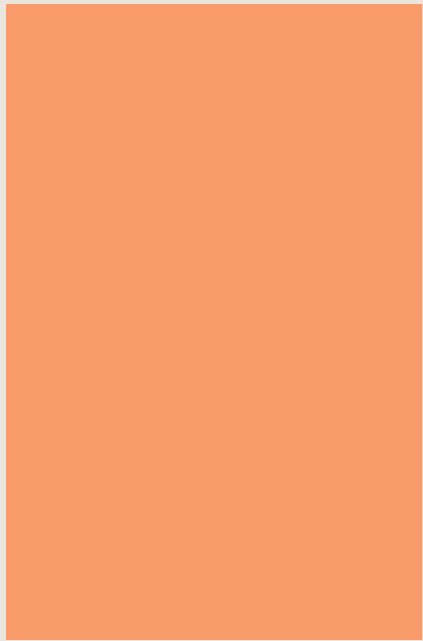
The city is famous the world over for its "new" Cathedral, which stands beside the ruins of its medieval forebear.

From the Albany and Belgrade theatres to the Warwick Arts Centre and the Xcel Leisure Centre, there's something for everyone's entertainment. The city has several indoor shopping centres, which offer a good choice of national retail brands, a pedestrian shopping area and an IKEA.

The North Warwickshire Golf Club, The Stonebridge Golf Club and the adjacent Packington Fisheries are all less than ten minutes away.

For a day out for the whole family, The National Motorcycle Museum, The National Exhibition Centre and Resorts World are also close by, with easy access by car or by train to Birmingham International.

The combination of convenient commuting, easy access to a wide range of amenities and the delights of the surrounding Warwickshire countryside, make Pippinfields the perfect place to call home.



Development Plan



- | | | | |
|--|---|--|--|
| <ul style="list-style-type: none"> ● The Alder Moor (657 sq ft) ● The Braeburn (657 sq ft) ● The Sherbourne (760 sq ft) ● The Earlsdon (890 sq ft) ● The Westwood (890 sq ft) ● The Cameo (960 sq ft) ● The Meriden (1096 sq ft) ● The Hollyberry (1121 sq ft) ● The Gala (1280 sq ft) | <ul style="list-style-type: none"> 2 Bedroom Bungalow 2 Bedroom Bungalow 2 Bedroom House 3 Bedroom House 3 Bedroom House 3 Bedroom House 3 Bedroom House 4 Bedroom House 4 Bedroom House | <ul style="list-style-type: none"> ● The Pippin (1280 sq ft) ● The Opal (1435 sq ft) ● The Ambrosia (1435 sq ft) ● The Liberty (1485 sq ft) ● Shared Ownership ● Rental Homes | <ul style="list-style-type: none"> 4 Bedroom House 4 Bedroom House 4 Bedroom House 4 Bedroom House |
| <ul style="list-style-type: none"> V Visitor Parking Space BCP Bin Collection Point BS Bin Store WMBH West Midlands Bike Hire Scheme EVCP Communal Electric Vehicle Charging Points | | | |

The development layout is not to scale and is intended for illustrative purposes only. We reserve the right to alter the layout, building style, landscaping and specification at any time as necessary. Landscaping details are indicative. Please check with our Sales Consultant or Selling Agent.

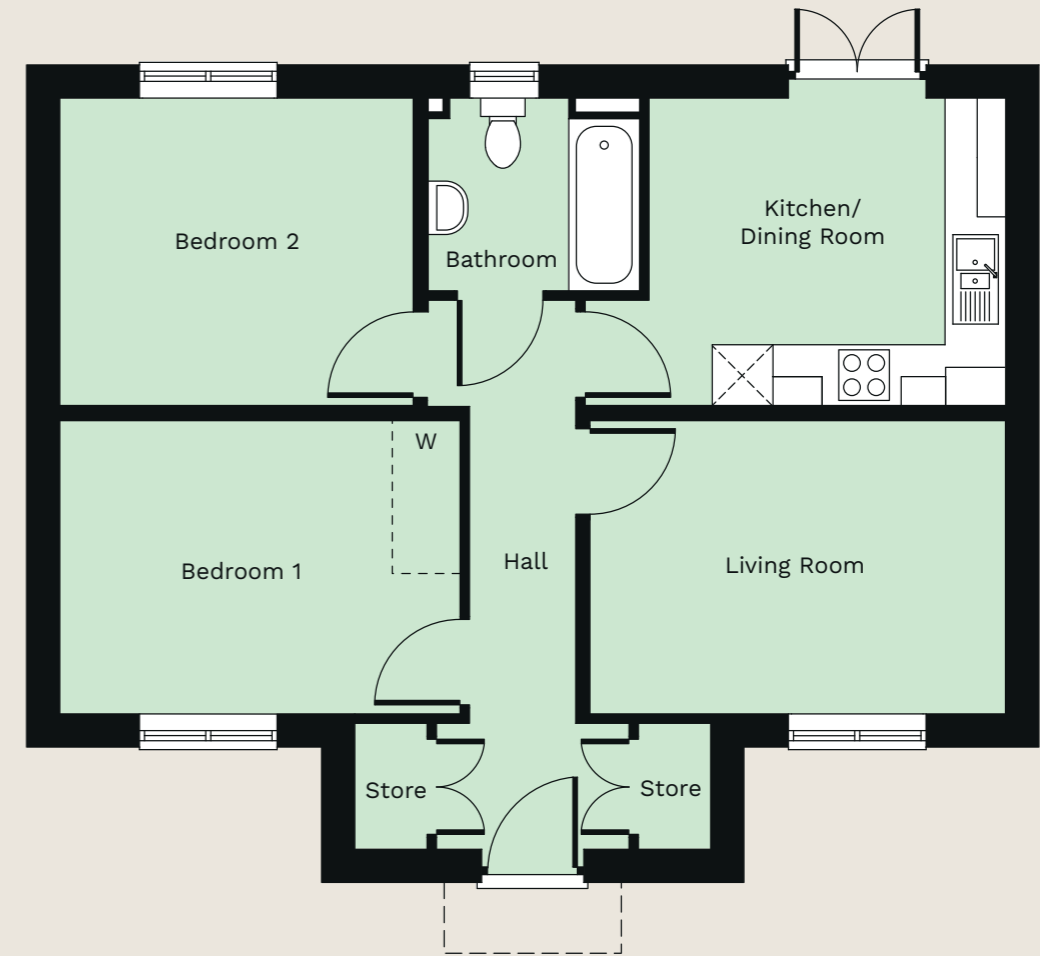


The Aldermoor

With everything all on one level, The Aldermoor is all about easy living. A central entrance hall, with two useful storage cupboards gives direct access to all the accommodation. The open plan kitchen/dining room has French doors to patio and rear garden and comes complete with double oven, induction hob and integrated fridge freezer. There is a front facing living room and two double bedrooms share a fully equipped family bathroom. Outside there are two parking spaces.

Bedrooms 2

Plots 21



Floor Layout

Dimensions

Living Room	4107mm x 2898mm	13'5" x 9'5"
Kitchen/Dining Room	3525mm x 3038mm	11'6" x 9'9"
Bedroom 1	3956mm x 2898mm	12'9" x 9'6"
Bedroom 2	3493mm x 3037mm	11'5" x 10'0"
Bathroom	2089mm x 1900mm	6'9" x 6'2"

W = Wardrobe

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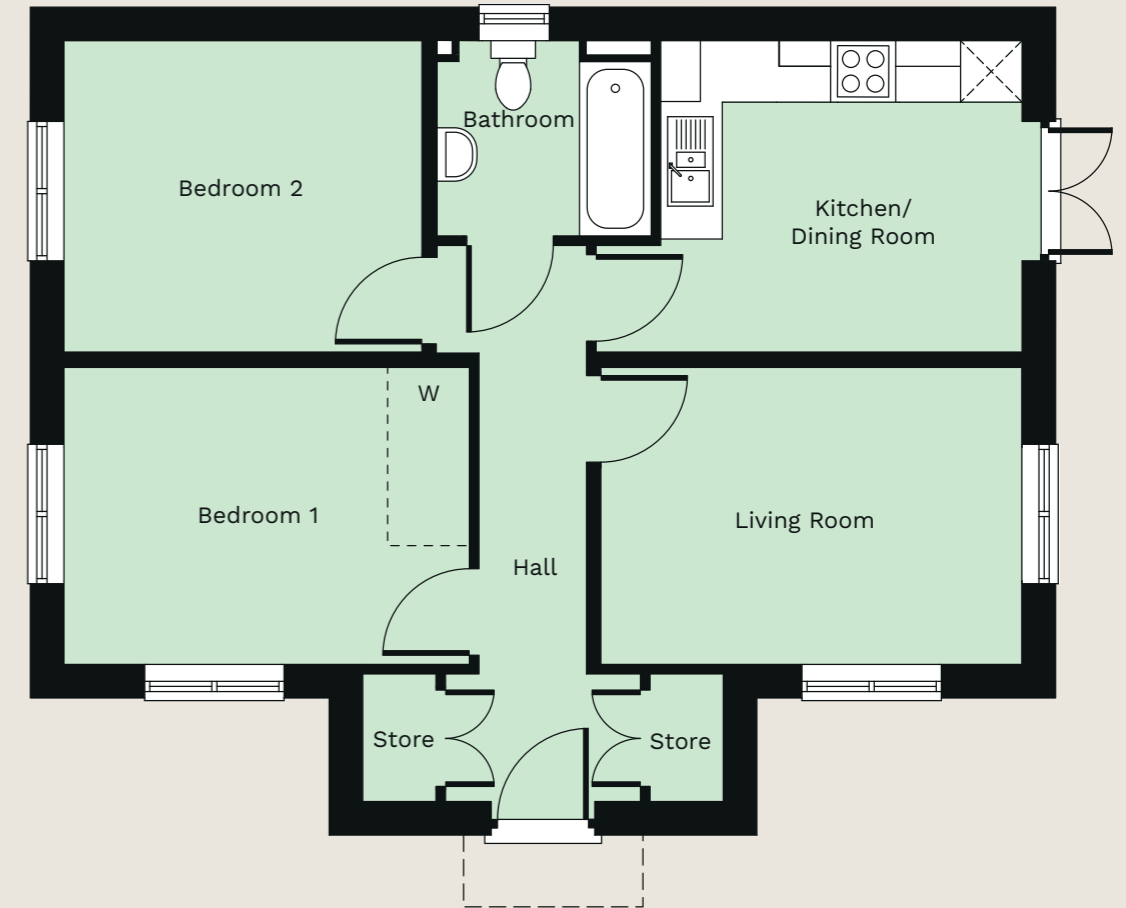


The Braeburn

Set on a corner plot, The Braeburn has an open plan kitchen/dining room with a built in double oven, induction hob and integrated fridge-freezer; French doors open onto the patio and garden. Both the living room and main bedroom have a double aspect with two windows each. There is a separate double bedroom to the rear and a fully equipped family bathroom. Off the central entrance hall are two useful store cupboards and to the side of The Braeburn are two parking spaces.

Bedrooms 2

Plots 22



Floor Layout

Dimensions

Living Room	4107mm x 2898mm	13'5" x 9'5"
Kitchen/Dining Room	3525mm x 3038mm	11'6" x 9'9"
Bedroom 1	3956mm x 2898mm	12'9" x 9'6"
Bedroom 2	3493mm x 3037mm	11'5" x 10'0"
Bathroom	2089mm x 1900mm	6'9" x 6'2"

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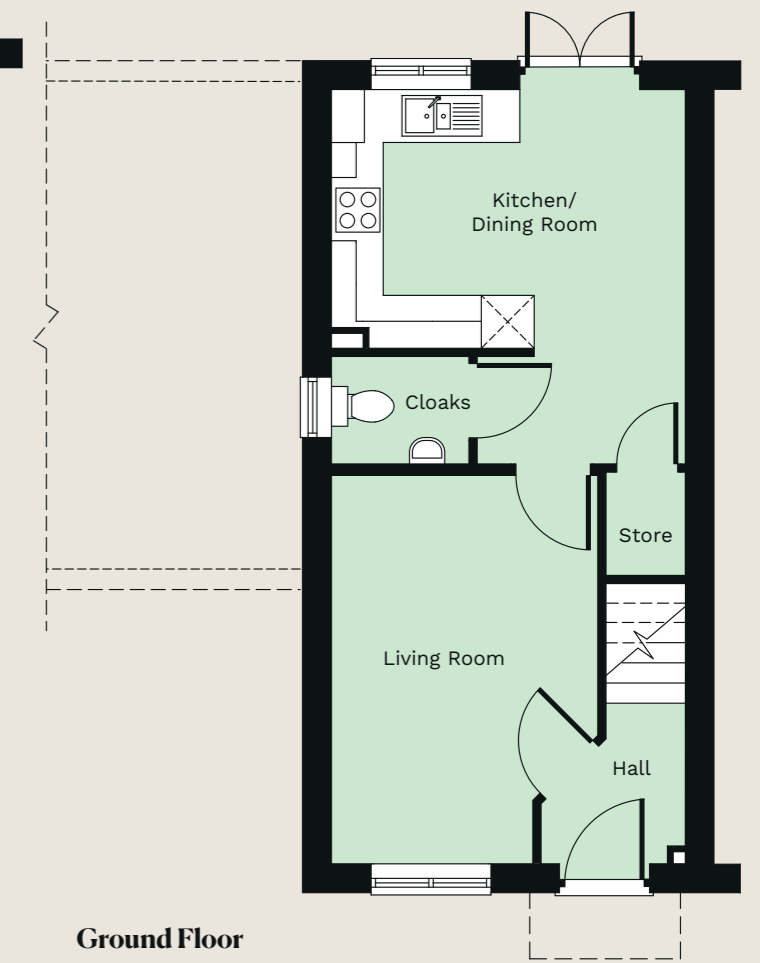
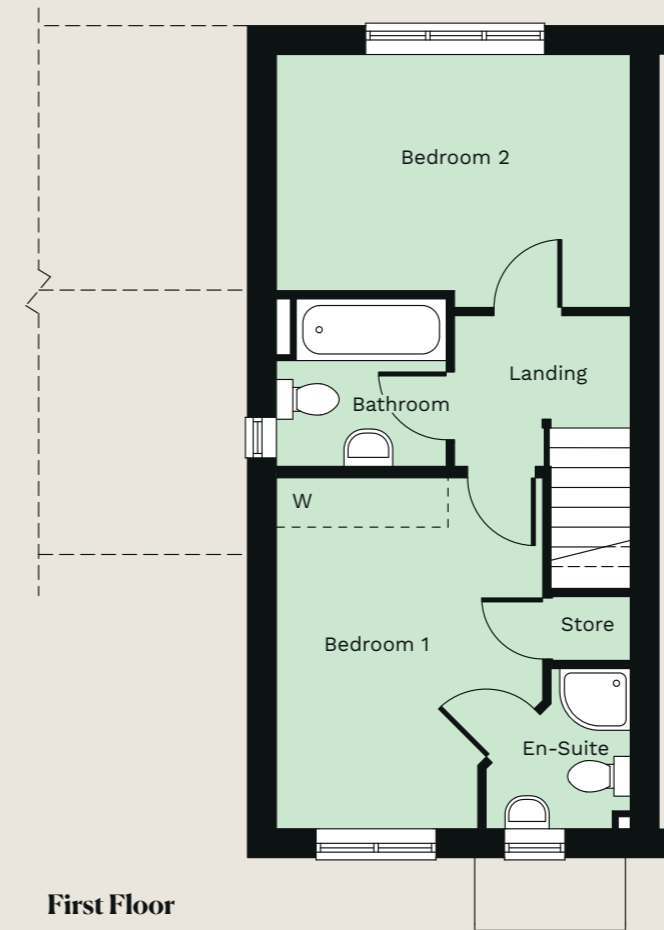


The Sherbourne

The rear facing dining/kitchen of The Sherbourne opens onto the rear patio through French doors. The kitchen comes equipped with a double fan oven and induction hob with hood. There is a front facing living room, a separate downstairs cloakroom and a useful store room. On the first floor are two double bedrooms, with an en-suite shower room and wardrobes to bedroom 1. There is a fully fitted family bathroom. Some of the Sherbournes have a carport, all have allocated parking spaces.

Bedrooms 2

- Plots** 3 4 49 50 62 63
64 65 101 102 108 110



Dimensions

Living Room	4407mm x 3022mm	14'5" x 10'0"
Kitchen/Dining/Family Room	4015mm x 2935mm	13'2" x 9'6"
Cloakroom	1560mm x 1220mm	5'1" x 4'0"
Bedroom 1	3982mm x 3018mm	13'0" x 10'0"
En-Suite	1817mm x 1637mm	6'0" x 5'4"
Bedroom 2	4015mm x 2679mm	13'2" x 8'8"
Bathroom	1928mm x 1900mm	6'3" x 6'2"

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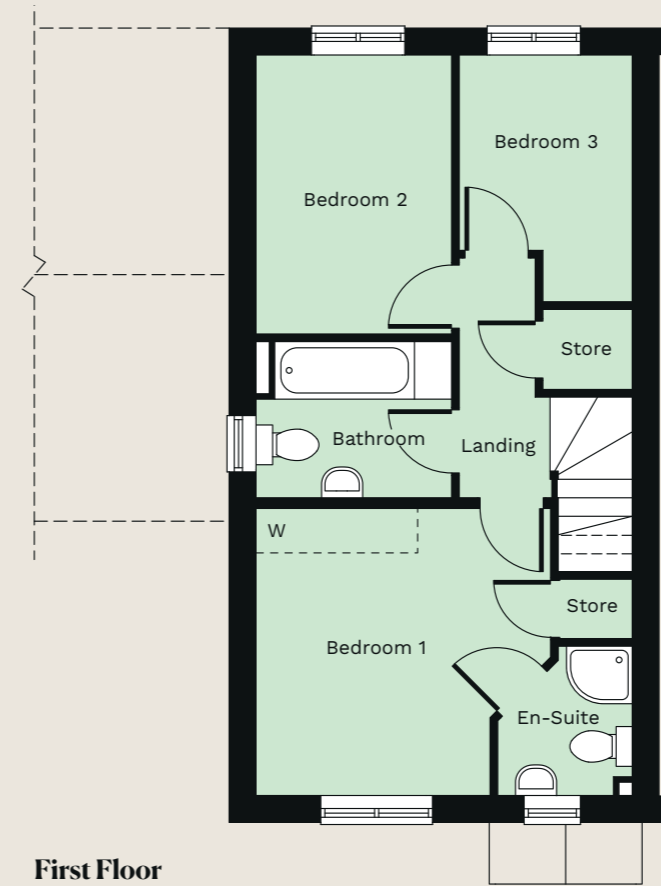


The Earlsdon

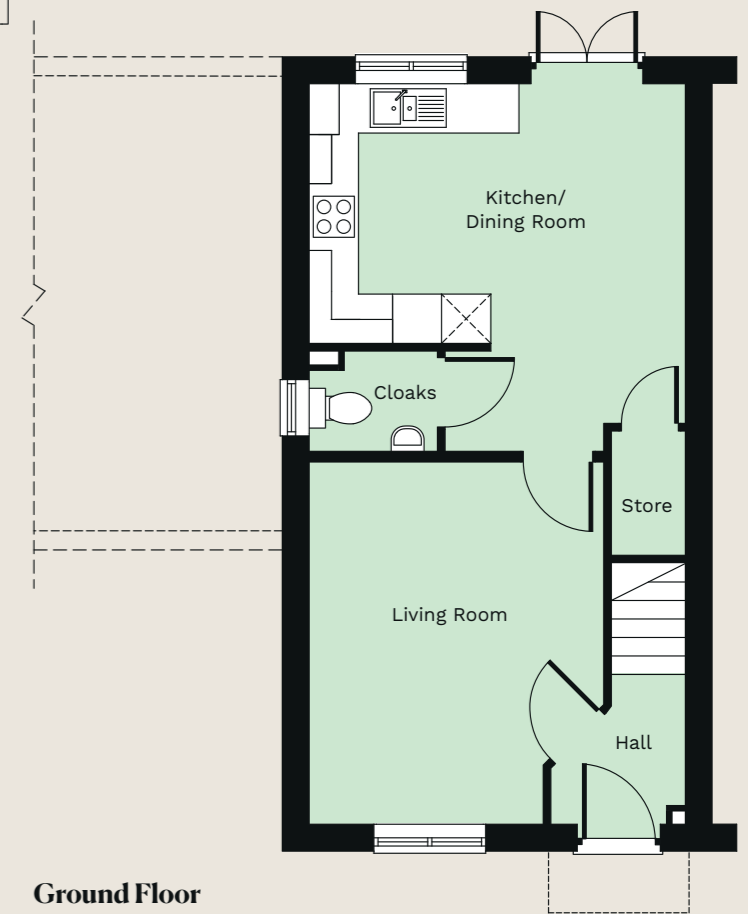
The Earlsdon is a well planned three bedroom home with a front facing living room and an open plan kitchen/dining room with French doors to the patio and rear garden. There is a separate downstairs cloakroom and an under-stairs store. Upstairs, bedroom 1 has an en-suite shower room and built-in wardrobes. Bedrooms two and three share a fully fitted family bathroom. Some Earlsdons have their own carport; all have allocated parking spaces.

Bedrooms 3

- Plots** 2 5 14 15 16 17 42 43 44
67 77 86 96 99 100 103 104



First Floor



Ground Floor

Dimensions

Living Room	4408mm x 3584mm	14'5" x 11'7"
Kitchen/Dining Room	4577mm x 3160mm	15'0" x 10'4"
Cloakroom	1560mm x 1220mm	5'1" x 4'0"
Bedroom 1	3584mm x 3493mm	11'7" x 11'5"
En-Suite	1817mm x 1637mm	6'0" x 5'4"
Bedroom 2	3394mm x 2380mm	11'1" x 7'8"
Bedroom 3	3002mm x 2104mm	9'9" x 7'0"
Bathroom	2380mm x 1900mm	7'8" x 6'2"

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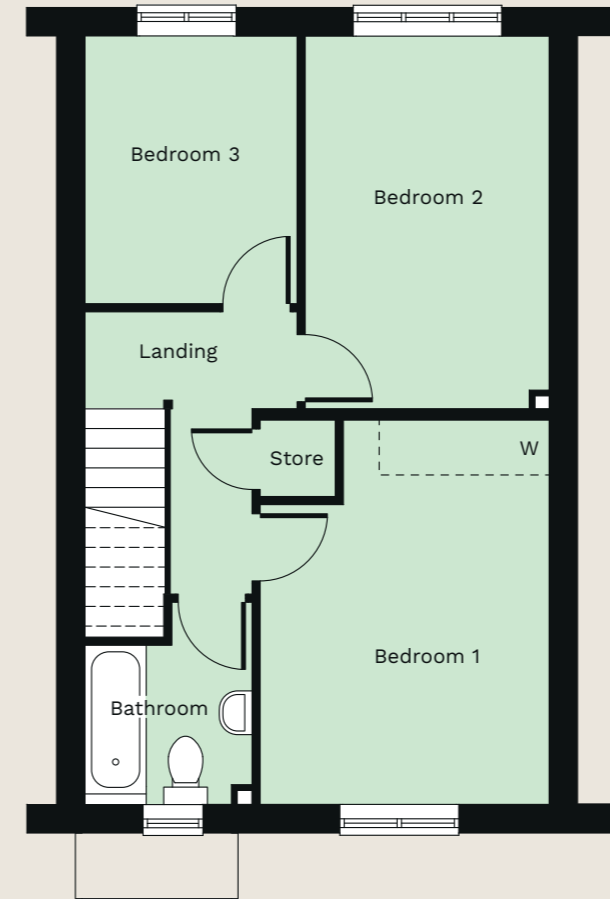


The Westwood

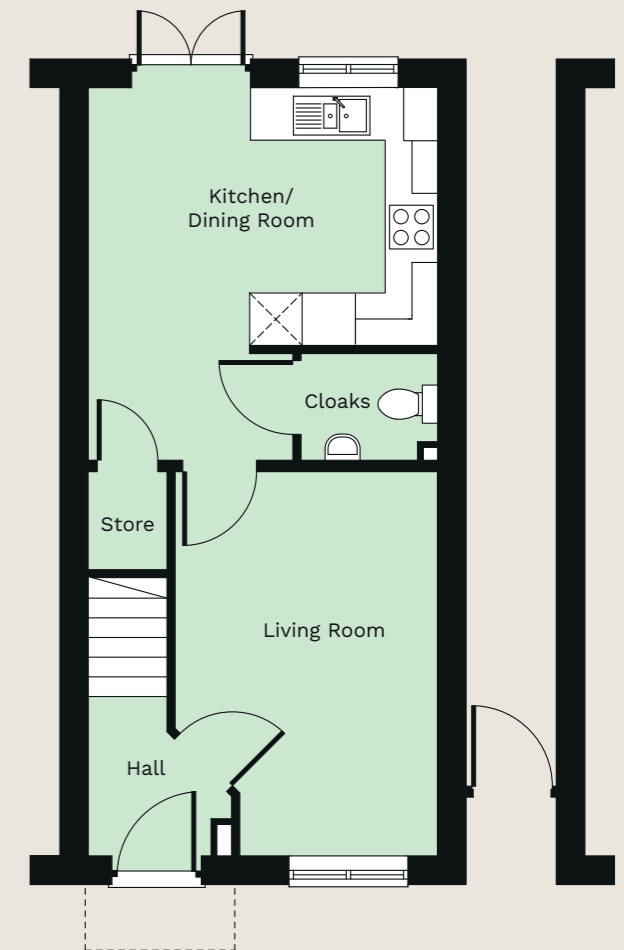
The rear facing dining/kitchen of The Westwood opens onto the rear patio through French doors. The kitchen comes equipped with a double fan oven and induction hob with hood. There is a front facing living room, a separate downstairs cloakroom and a useful store room. On the first floor are two double bedrooms and a third single bedroom. There is a fully fitted family bathroom. There is a private gated path to the rear garden and two allocated parking spaces to the front.

Bedrooms 3

Plots 109



First Floor



Ground Floor

Dimensions

Living Room	4394mm x 3000mm	14'1" x 9'9"
Kitchen/Dining Room	3995mm x 2948mm	13'1" x 9'7"
Cloakroom	1563mm x 1220mm	5'1" x 4'0"
Bedroom 1	4394mm x 3305mm	14'3" x 10'8"
Bedroom 2	4297mm x 2790mm	14'1" x 9'1"
Bedroom 3	3062mm x 2425mm	10'0" x 8'0"
Bathroom	1910mm x 1882mm	6'3" x 6'2"

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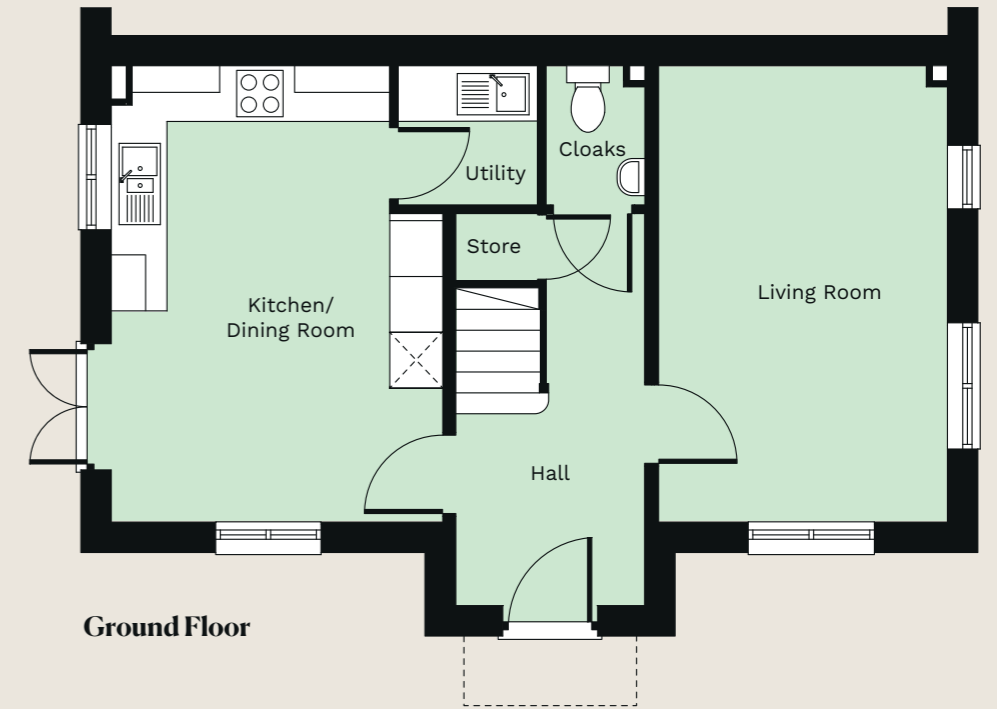
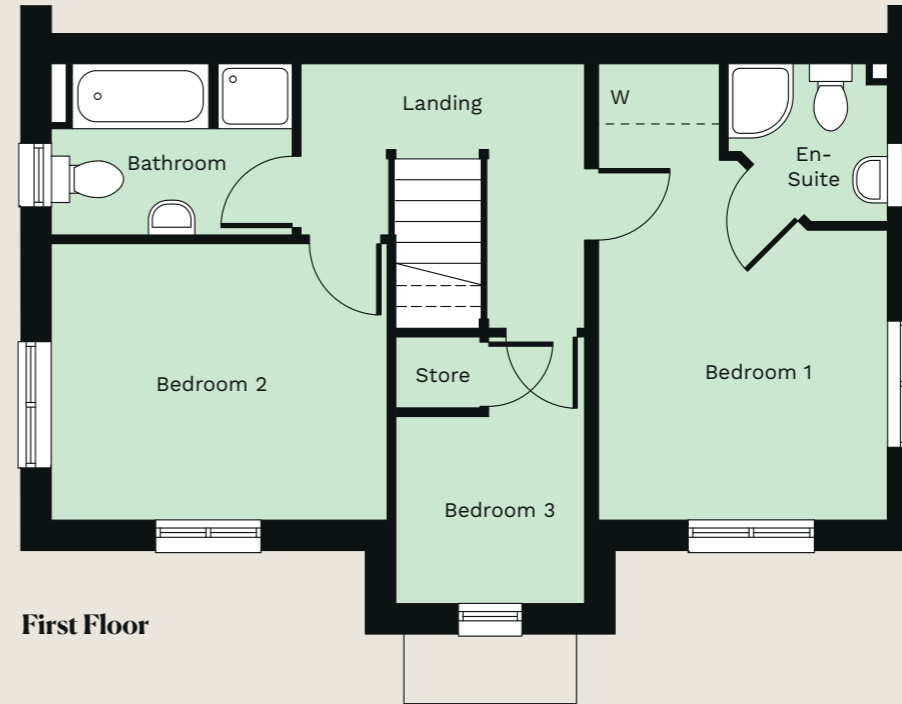


The Cameo

With a wide frontage and a corner location, the Cameo has an impressive exterior. The interior is equally impressive, with a generous kitchen/dining room with doors to the garden, a separate living room, utility and downstairs cloakroom. Bedroom 1 has an en-suite shower room and two further bedrooms share a family bathroom with both bath and separate shower. Outside are two allocated parking spaces.

Bedrooms **3**

Plots **1 6 45 76 85 94 95**



Dimensions

Living Room	4918mm x 3113mm	16'1" x 10'2"
Kitchen/Dining Room	4918mm x 3573mm	16'1" x 11'7"
Utility	1500mm x 1500mm	4'9" x 4'9"
Cloakroom	1500mm x 1065mm	4'9" x 3'5"
Bedroom 1	4917mm x 3112mm	16'1" x 10'2"
En-Suite	1717mm x 1700mm	5'6" x 5'6"
Bedroom 2	3619mm x 2980mm	11'9" x 9'8"
Bedroom 3	2057mm x 2035mm	6'8" x 6'7"
Bathroom	2598mm x 1845mm	8'6" x 6'0"

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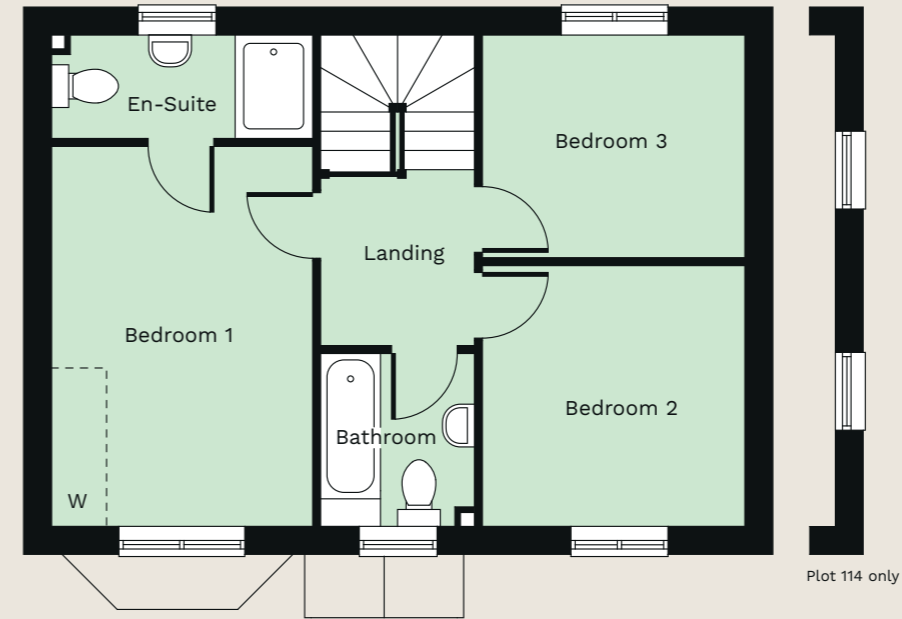


The Meriden

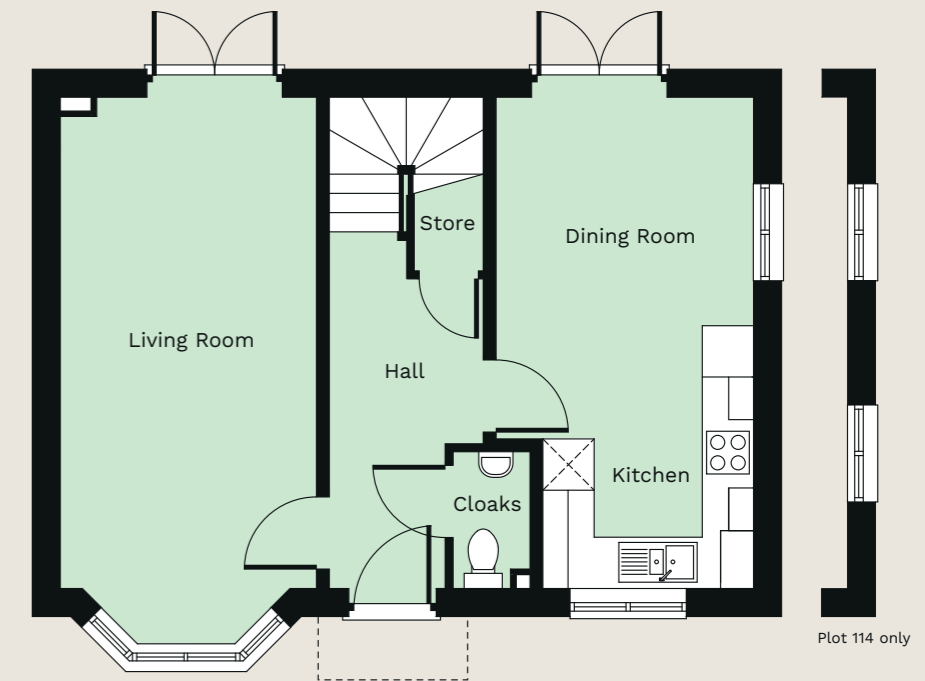
The Meriden's superb living room has a walk in bay to the front and French doors to the rear. The kitchen/dining room also stretches the full depth of the house and has French doors to the garden. There is also a downstairs cloakroom and a useful under-stairs store. Upstairs are three double bedrooms, with bedroom 1 having an en-suite shower room and built in wardrobes. The other two bedrooms share a fully fitted family bathroom. The Meriden also has a single garage and two allocated parking spaces.

Bedrooms 3

Plots 7 19 20 93 114



First Floor



Ground Floor

Dimensions

Living Room	6394mm x 2998mm	21'0" x 9'8"
Kitchen/Dining Room	5748mm x 3013mm	18'9" x 9'9"
Cloakroom	1600mm x 900mm	5'2" x 3'0"
Bedroom 1	4445mm x 3055mm	14'6" x 10'0"
En-Suite	3055mm x 1210mm	10'0" x 4'0"
Bedroom 2	3070mm x 3050mm	10'0" x 10'0"
Bedroom 3	3070mm x 2605mm	10'0" x 8'5"
Bathroom	2022mm x 1800mm	6'6" x 6'0"

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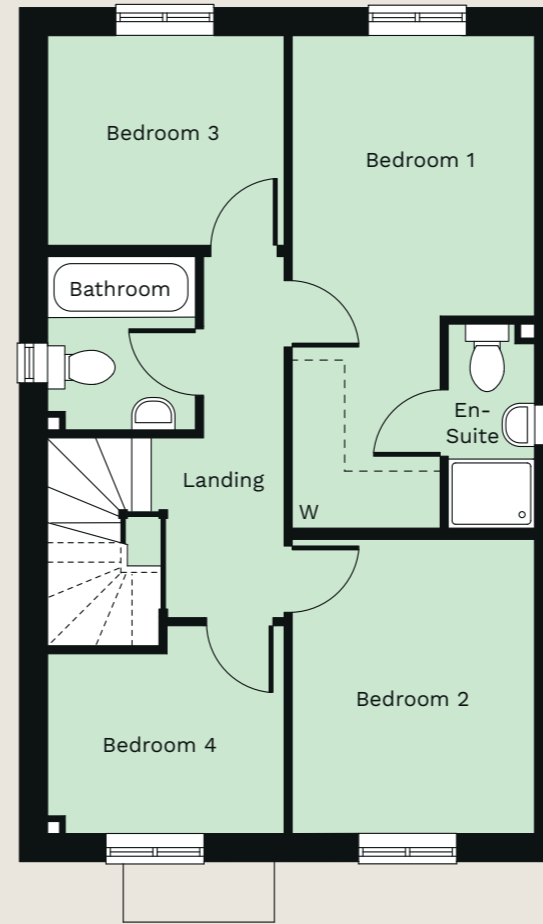


The Hollyberry

There are just two Hollyberries available at Pippinfields. The front facing living room opens to both the hall and the open plan kitchen/dining room, which in turn opens through French doors onto a good sized garden with paved patio. Upstairs, bedroom 1 has an en-suite shower room and a dressing area with built in wardrobe. Three further bedrooms share a fully fitted family bathroom. To the side there is a separate garage and two parking spaces.

Bedrooms 4

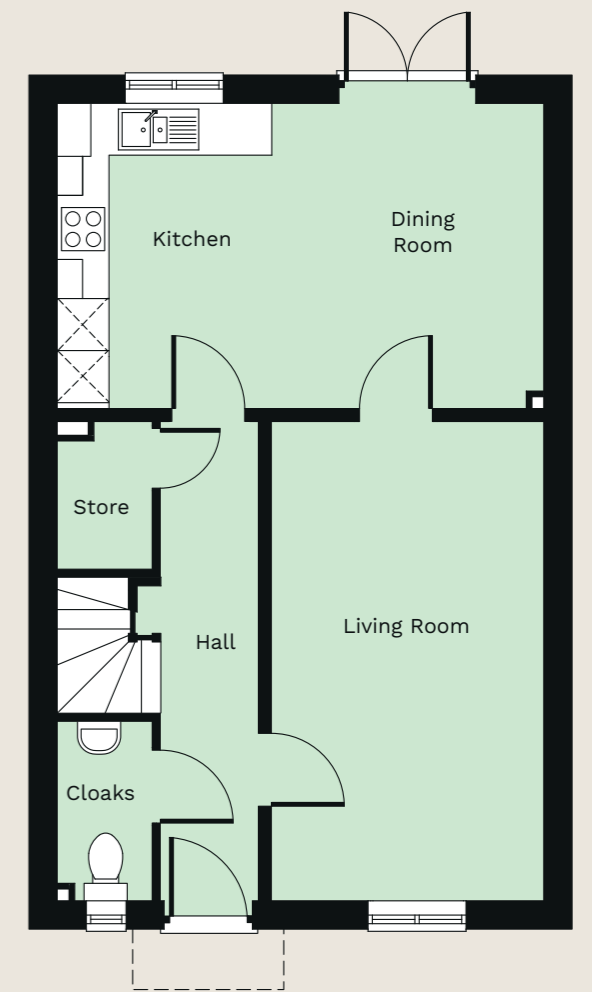
Plots 52 98



First Floor

Dimensions

Living Room	5550mm x 3155mm	18'2" x 10'4"
Kitchen/Dining Room	5635mm x 3535mm	18'5" x 11'6"
Cloakroom	2080mm x 1100mm	6'8" x 3'6"
Bedroom 1	5100mm x 2807mm	16'8" x 9'2"
En-Suite	2368mm x 1000mm	7'8" x 3'2"
Bedroom 2	3407mm x 2807mm	11'1" x 9'2"
Bedroom 3	2740mm x 2428mm	8'9" x 8'0"
Bedroom 4	2740mm x 2407mm	8'11" x 7'9"
Bathroom	2007mm x 1713mm	6'6" x 5'6"



Ground Floor

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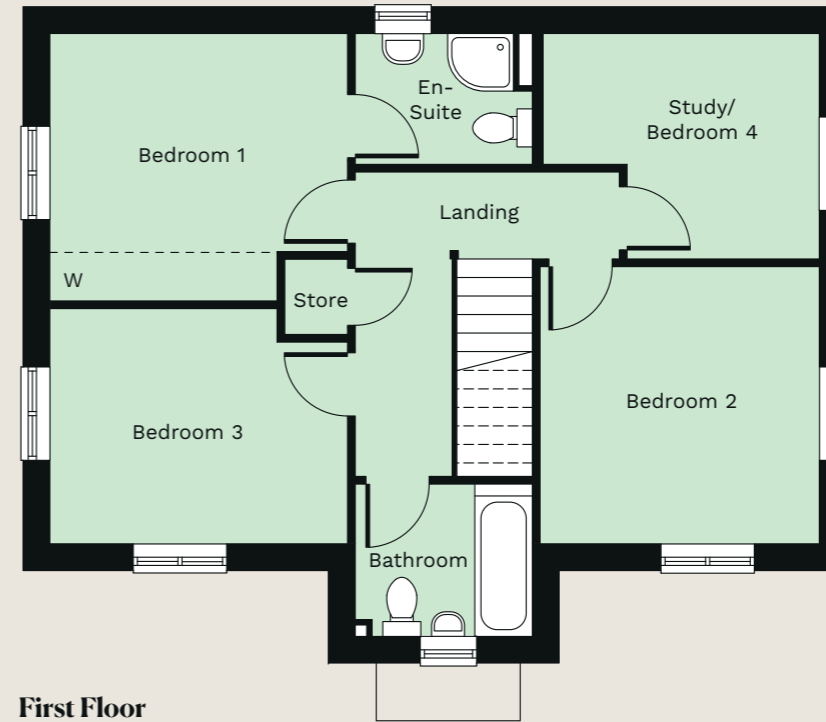


The Gala

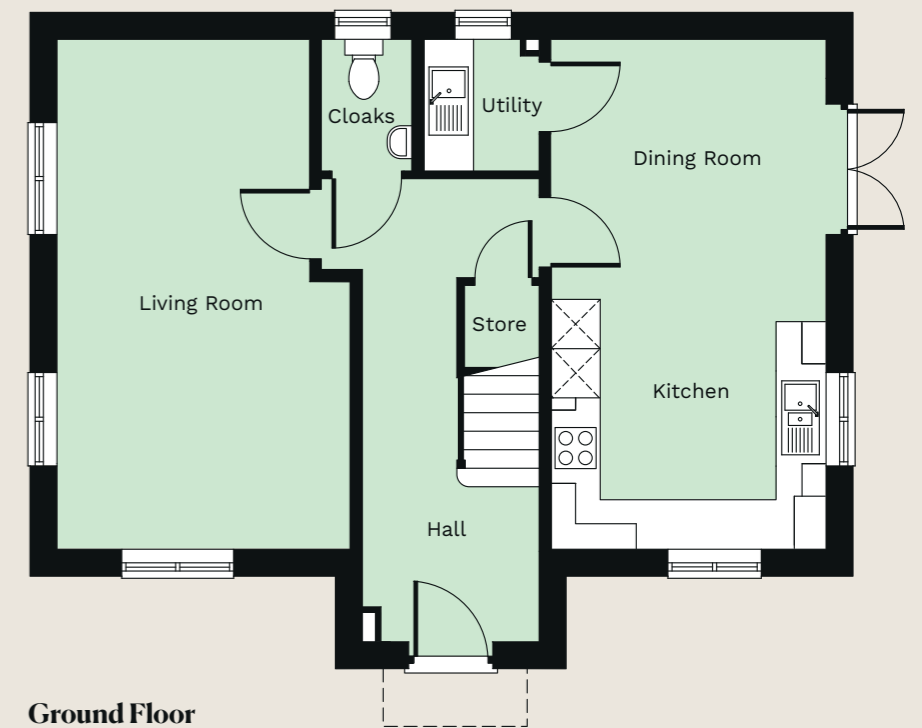
The heart of the Gala is the open plan kitchen/dining room. With French doors leading to the patio and a separate utility room, it is perfect for entertaining. There is a separate living room, a downstairs cloakroom and an under-stairs cupboard. Upstairs are three double bedrooms and a fourth bedroom or study/home office. Bedroom 1 has an en-suite shower room and built in wardrobes and there is a fully equipped bathroom. There is a detached garage and two parking spaces to the rear.

Bedrooms 4

Plots 23 31 38 84



First Floor



Ground Floor

Dimensions

Living Room	6198mm x 3063mm	20'3" x 10'0"
Kitchen/Dining Room	6198mm x 3337mm	20'3" x 11'0"
Utility	1600mm x 1396mm	5'2" x 4'6"
Cloakroom	1600mm x 1100mm	5'2" x 3'6"
Bedroom 1	3617mm x 2650mm	11'9" x 8'8"
En-Suite	2153mm x 1590mm	7'0" x 5'2"
Bedroom 2	3394mm x 3369mm	11'6" x 11'1"
Bedroom 3	3620mm x 2859mm	11'9" x 9'4"
Study/Bedroom 4	3357mm x 2740mm	11'0" x 9'0"
Bathroom	2153mm x 1852mm	7'1" x 6'2"

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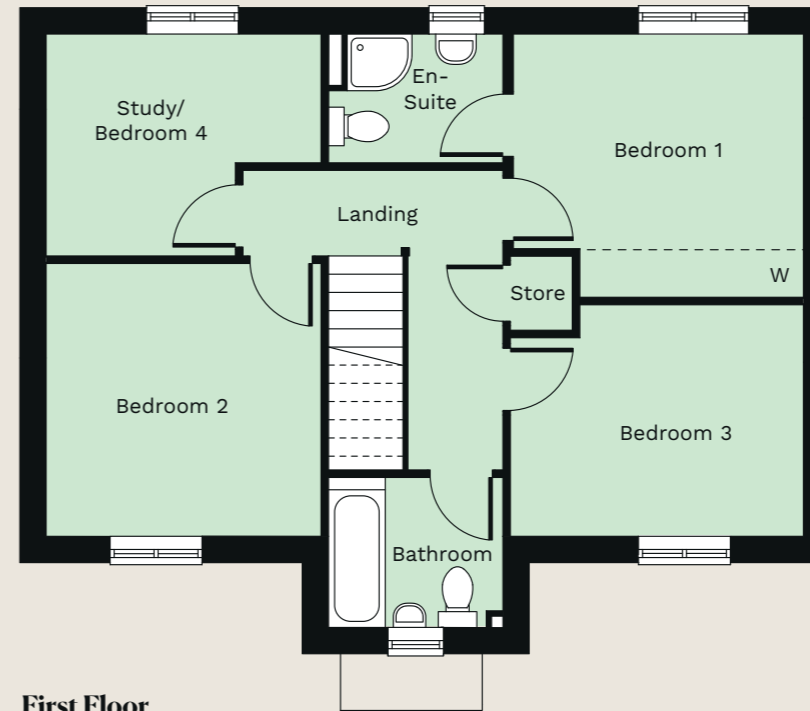


The Pippin

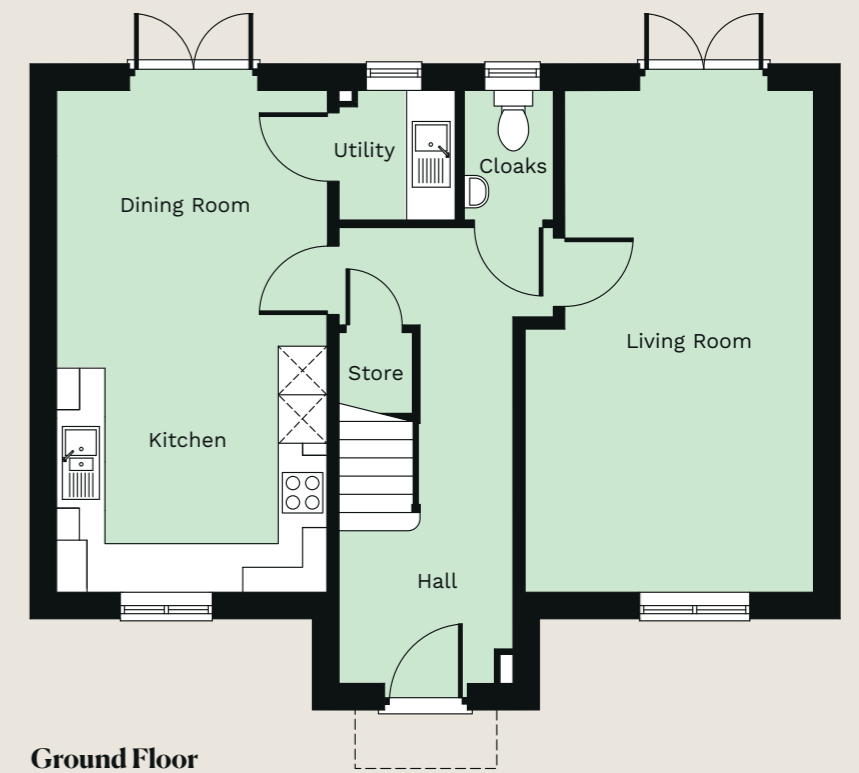
With a wide frontage and a separate garage, the Pippin has plenty of presence. With both the living room and the open plan dining/kitchen having French doors, the Pippin is perfectly laid out for enjoying the generous garden. Upstairs are three double bedrooms and a fourth bedroom or study/home office. Bedroom 1 has an en-suite shower room and built in wardrobes and there is a fully equipped bathroom. Outside is a single garage and two parking spaces.

Bedrooms **4**

Plots **8** **12** **111**



First Floor



Ground Floor

Dimensions

Living Room	6198mm x 3063mm	20'3" x 10'0"
Kitchen/Dining Room	6198mm x 3337mm	20'3" x 11'0"
Utility	1600mm x 1396mm	5'2" x 4'6"
Cloakroom	1600mm x 1100mm	5'2" x 3'6"
Bedroom 1	3617mm x 2650mm	11'9" x 8'8"
En-Suite	2153mm x 1590mm	7'0" x 5'2"
Bedroom 2	3394mm x 3369mm	11'6" x 11'1"
Bedroom 3	3620mm x 2859mm	11'9" x 9'4"
Study/Bedroom 4	3357mm x 2740mm	11'0" x 9'0"
Bathroom	2153mm x 1852mm	7'1" x 6'2"

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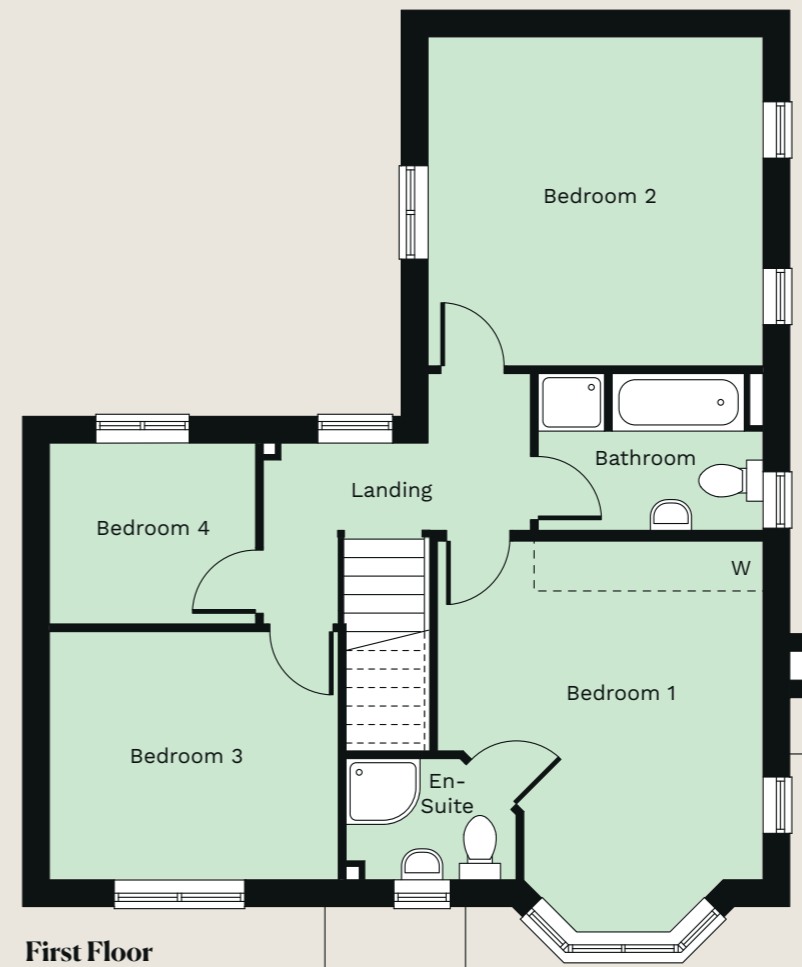


The Opal

The Opal is perfect for entertaining and enjoying the warmer weather, with a superb kitchen/family/dining room that has bi-fold doors which open onto the patio. The separate living room also opens onto the patio through French doors. The front facing snug or study has a walk-in bay and a fireplace. There is also a separate utility and cloakroom. Bedroom 1 has a walk in bay, an en-suite and built in wardrobes. Three further bedrooms share a family bathroom with both a bath and a separate shower.

Bedrooms 4

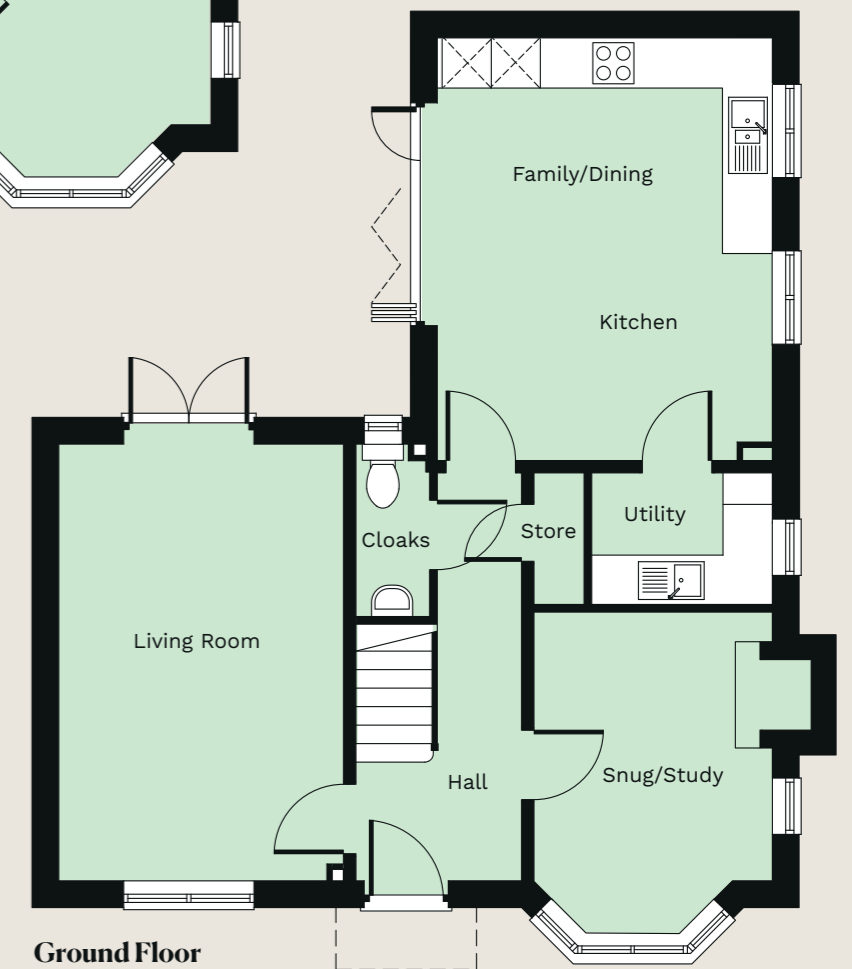
Plots 18 30 53 97 115



First Floor

Dimensions

Living Room	5332mm x 3465mm	17'4" x 11'4"
Kitchen/Dining/Family Room	5141mm x 4075mm	16'9" x 13'4"
Snug/Study	3903mm x 2900mm	12'8" x 9'5"
Utility	2197mm x 1600mm	7'2" x 5'2"
Cloakroom	2097mm x 897mm	6'9" x 3'0"
Bedroom 1	4150mm x 3960mm	13'7" x 13'0"
En-Suite	2099mm x 1472mm	6'10" x 4'9"
Bedroom 2	4075mm x 4002mm	13'4" x 13'1"
Bedroom 3	3512mm x 3019mm	11'5" x 9'10"
Bedroom 4	2509mm x 2200mm	8'2" x 7'2"
Bathroom	2732mm x 1907mm	9'0" x 6'3"



Ground Floor

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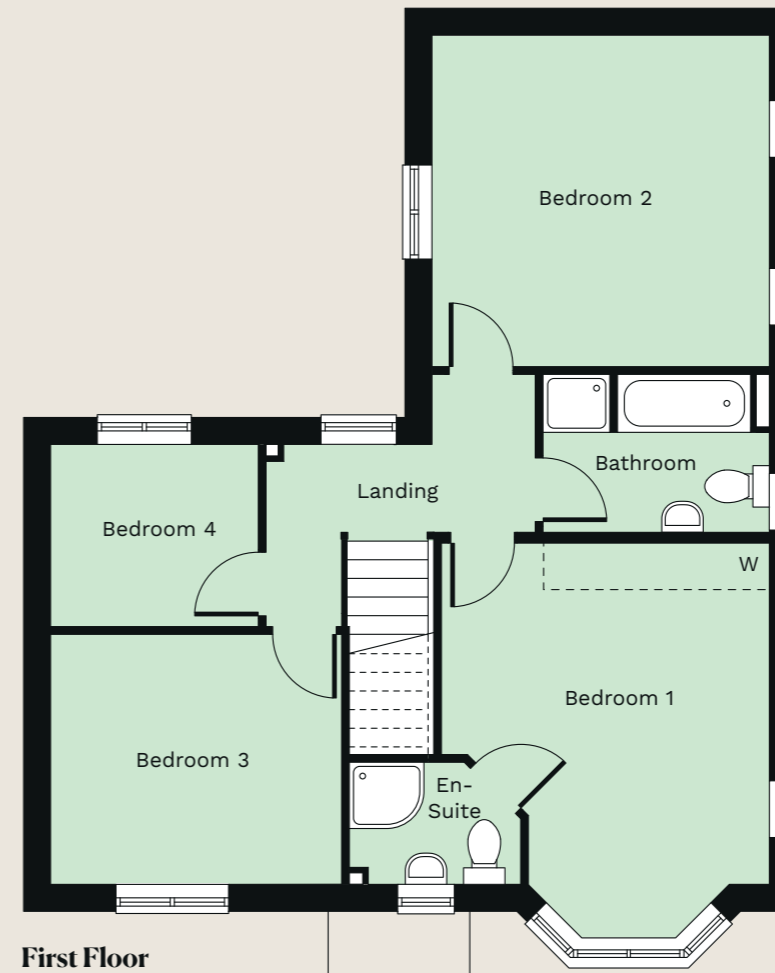


The Ambrosia

The heart of the Ambrosia is the spectacular kitchen/dining/family room. With bi-fold doors to the patio and an adjoining utility room its perfect for busy family life or for entertaining. There is a separate living room which also opens onto the patio and a front facing study or home office. Upstairs, bedroom 1 has a walk-in bay, built-in wardrobes and an en-suite, whilst three further bedrooms share a family bathroom with both a bath and a separate shower.

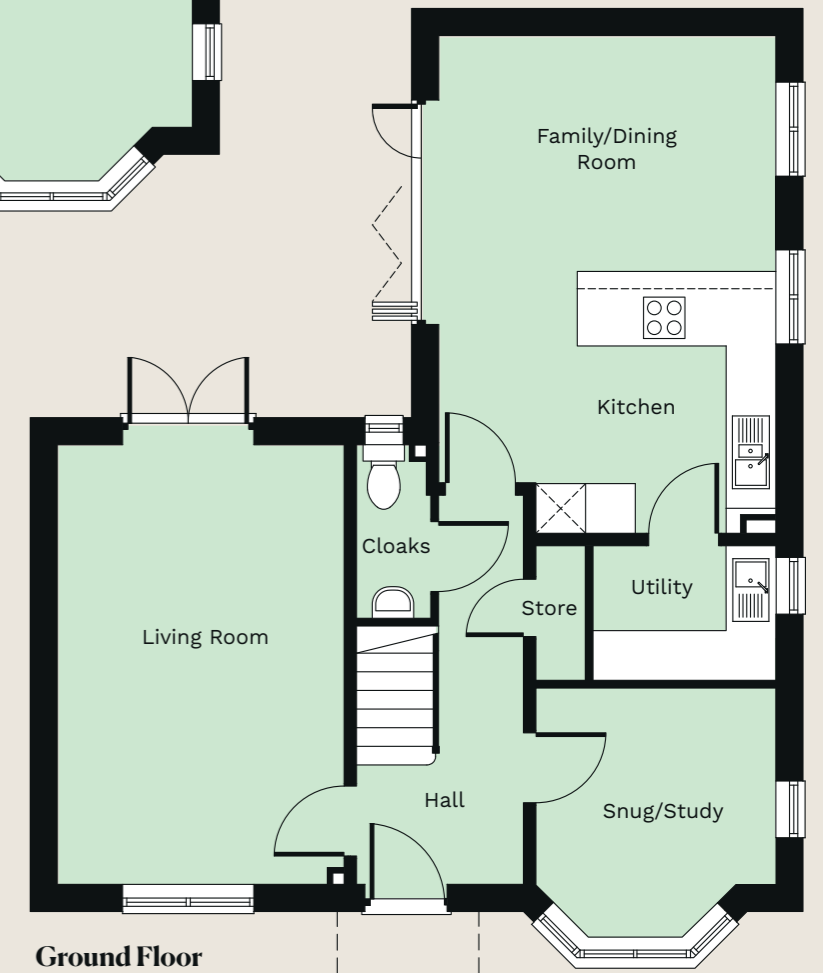
Bedrooms 4

Plots 9 41 51 112 113



Dimensions

Living Room	5307mm x 3465mm	17'4" x 11'4"
Kitchen/Dining/Family Room	6012mm x 4070mm	16'7" x 13'3"
Snug/Study	3007mm x 2900mm	9'9" x 9'5"
Utility	2208mm x 1625mm	7'2" x 5'3"
Cloakroom	2095mm x 897mm	6'9" x 3'0"
Bedroom 1	4150mm x 3960mm	13'7" x 13'0"
En-Suite	2069mm x 1472mm	6'8" x 4'8"
Bedroom 2	4073mm x 4002mm	13'3" x 13'1"
Bedroom 3	3512mm x 3019mm	11'5" x 10'0"
Bedroom 4	2509mm x 2200mm	8'2" x 7'2"
Bathroom	2732mm x 1907mm	9'0" x 6'2"



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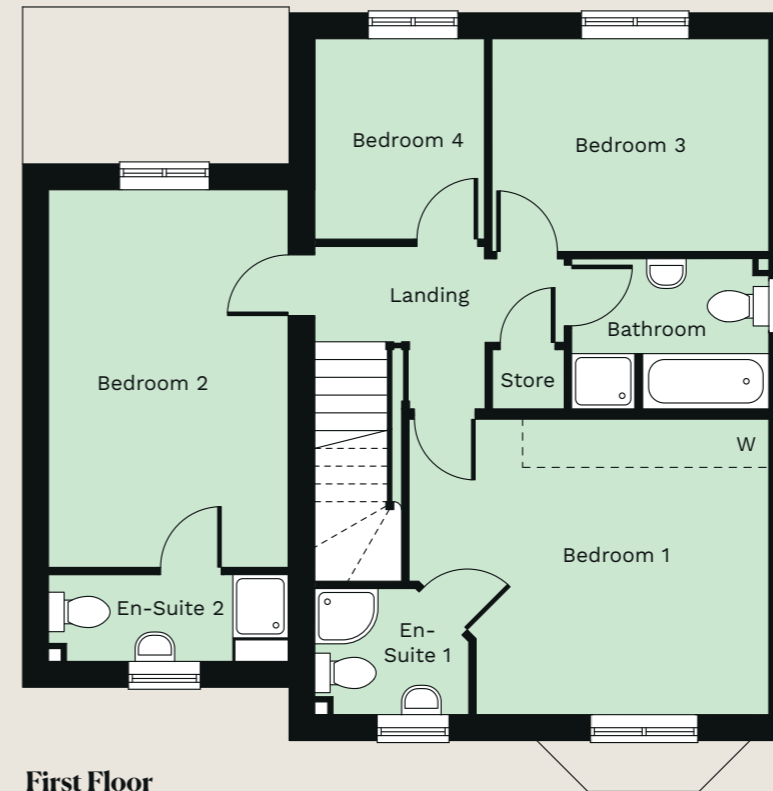


The Liberty

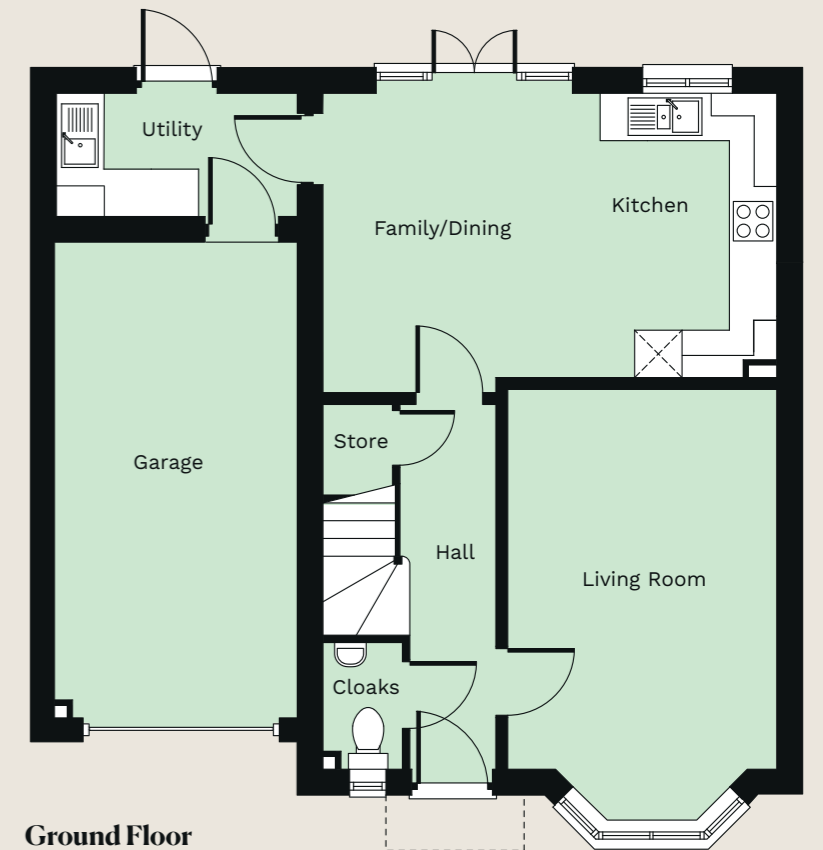
With an integral garage opening directly into the utility room, which in turn opens both to the kitchen and the garden, The Liberty is wonderfully practical. The spacious open plan kitchen/family/dining room also opens onto the garden. There is a downstairs cloakroom and a useful under-stairs store. Bedroom 1 has an en-suite shower room and built in wardrobes and there is an en-suite to the second bedroom too. The family bathroom has both a bath and a separate shower.

Bedrooms 4

Plots 13 39 40



First Floor



Ground Floor

Dimensions

Living Room	5447mm x 3407mm	17'9" x 11'1"
Kitchen/Dining/Family Room	5748mm x 3600mm	18'9" x 11'9"
Utility	3025mm x 1560mm	10'0" x 5'11"
Cloakroom	1605mm x 1007mm	5'2" x 3'3"
Bedroom 1	4557mm x 3117mm	15'0" x 10'3"
En-Suite 1	1950mm x 1600mm	6'4" x 5'2"
Bedroom 2	4150mm x 3025mm	13'7" x 9'10"
Bedroom 3	3508mm x 2695mm	11'5" x 8'9"
En-Suite 2	3035mm x 1098mm	10'0" x 3'6"
Bedroom 4	2537mm x 2147mm	8'3" x 7'0"
Bathroom	2498mm x 1900mm	8'1" x 6'2"

W = Wardrobe

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

Purchasing a home is one of the most important investments that you will make in your lifetime

About Piper Homes

At Piper Homes, we understand that a home is one of the most important investments that you will make. We have over 50 years' experience providing over 1,000 quality homes across the Midlands region and we strive to ensure that our construction and craftsmanship comes second to none.

We build with care, not only for the needs of our home owners, but also with energy conservation and environmental protection in mind.

Our team are individually selected and highly skilled in their areas of expertise, ensuring we retain our position as industry leaders.

Our goal is to provide a dream home and lifestyle for clients as well as a seamless purchase and after-care experience.

All our homes come with a ten-year NHBC warranty to give you complete peace of mind.

Piper Homes are committed to supporting the communities in which we work and build.

Working together with local councils we are proud to



assist with initiatives that ensure local communities continue to flourish once our developments are complete.

Our ultimate aim is to work in partnership to generate stability and sustainability for local residents.

We're proud of our ability to produce residences of distinction, whether in the construction of bespoke new homes or in the restoration of historical buildings. We care about creating inspirational designs, dream homes and the environment and communities in which we build.

We help provide what is most-needed in each specific community, supporting areas such as Education, Community Facilities, Parks and Play areas, Sustainable Transport and Affordable Homes.



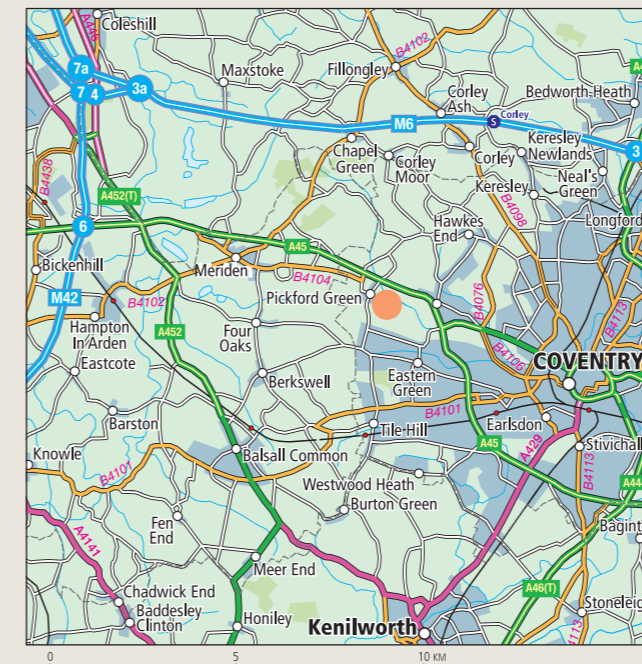
Typical Piper Homes showhome photography shown



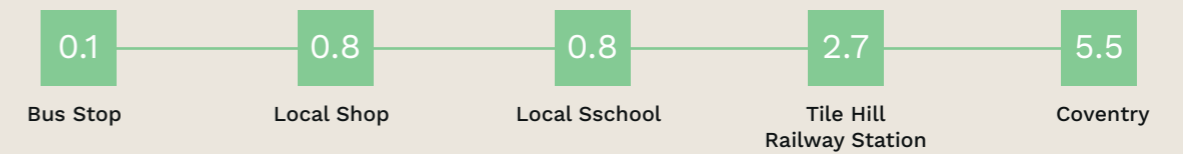
Getting there and away

Pippinfields is well served for transport links. The local bus stop is just around the corner, with regular services into Coventry. The nearest train station to the development is just 3 miles away in Tile Hill. From here there are regular direct trains to Coventry and Birmingham. Coventry Station is around 45 minutes away by bus or 15 minutes by car. There are regular direct trains from there to destinations such as Birmingham, Rugby, London and Southampton. Direct trains from Coventry to London Euston take around 1 hour 20 minutes.

The A45 is less than half a mile from Pippinfields and gives direct access to the M42 and the M45. The M42 also provides easy access to the M6 motorway. Birmingham International Airport is less than 10 minutes away by car, with the journey into the centre of Birmingham taking around 25 minutes, depending on traffic.



Distance in miles from Pippinfields



Fastest train times in minutes from Tile Hill



Times and distances are for indicative purposes only and sourced from National Rail and Google Maps.



Typical Piper Homes showhome photography shown

These details are for indicative purposes only and do not form a part of any contract or warranty. As we operate a policy of continuous improvement, we reserve the right to alter any part of the development specification at any time. Where brands are specified we reserve the right to replace the brand with an alternative. Floorplans are intended to give a general indication of the proposed floor layout, and dimensions are for guidance only. All measurements are taken to the widest point in each room and include areas of fixtures and fittings including fitted furniture. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Kitchen and bathroom layouts are indicative only and are subject to change. Street furniture and landscaping are shown for illustrative purposes only. All images and dimensions are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary.

PIPER

We build the house, you make the home

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