



The Promenade heralds a new lease of life for Coventry set in an emerging area known as New Stoke Village.



The Promenade is an exciting new development in the area of New Stoke Village on the eastern fringes of Coventry's historic city centre.

Comprising an exceptional selection of high-quality one and two-bedroom apartments and two, three and four-bedroom houses off Humber Road, the new homes at The Promenade will provide plenty of choice for discerning first-time buyers, downsizers and growing families.

This emerging residential area benefits from a peaceful urban village location and will feature attractive green open spaces along with new cycle routes and footpaths. Improved transport links will provide easy access to the extensive selection of shops, restaurants and entertainment venues of Coventry city centre.

There's never a shortage of things to do in Coventry, with theatres, cinemas, museums, art galleries, restaurants and bars among the city's attractions, plus the Coventry SkyDome Ice Rink, the Ricoh Arena, and the first city-centre IKEA to be opened in the UK.

Parents will appreciate the proximity of a choice of schools for children of all ages, including nearby Blue Coat Church of England School and Music College, which is rated as outstanding by Ofsted.*

The city is also home to two universities: Coventry University and the University of Warwick, which lies just over three miles to the south of the city centre.

The Promenade benefits from excellent transport links, with Junction 2 of the M6 less than five miles away and Coventry railway station only two miles from home for regular services to London Euston in around an hour and to Birmingham in less than 30 minutes. For those travelling further afield, Birmingham Airport is just 15 miles away.

Coventry boasts a proud heritage as a major centre for the transport and machine tool industries, with the city's factories contributing greatly to the British war effort during the Second World War.

The Promenade

1, 2, 3 & 4 bedroom homes

1 & 2 bedroom apartments

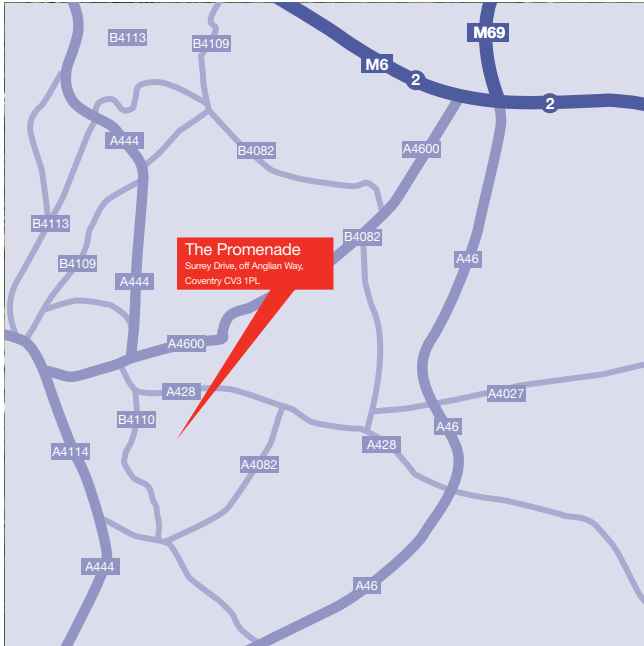
Homes you'll love, in a carefully chosen location.



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The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 19789 AUGUST 2013.



How to find us

From the North/East
(Junction 2 of the M6)

Leave the M6 at Junction 2 (signposted Leicester M69, Coventry A46). At the first roundabout take the exit south onto Hinckley Road, A4600 (signposted Coventry North and Central). At the next two roundabouts, go straight on (still on Hinckley Road, A4600). At the third roundabout take the second exit onto Ansty Road, A4600 (signposted City Centre). At the following roundabout go straight (second exit) onto Burns Road. At the T-junction with Binley Road, turn right. At the roundabout take the first exit onto the B4110, then the fourth left onto Anglian Way. The second right will be Surrey Drive where you find the sales centre.

From the M40 (Junction 15)

From Junction 15 of the M40 take the A46 towards Coventry. After 11 miles, at the first roundabout, take the second exit towards Whitley on the A4082. At the next roundabout (with traffic lights) take the second exit onto Humber Road. Go straight over (2nd exit) the next roundabout, then right (2nd exit) at the following roundabout. Take the first right onto Anglian Way, then the second right onto Surrey Drive where you find the sales centre.



The Promenade

Surrey Drive, off Anglian Way, Coventry CV3 1PL

Satnav postcode: CV3 1PL

Sales hotline: 0845 026 4092

Find the current opening hours for
The Promenade at taylorwimpey.co.uk

The Promenade

1, 2, 3 & 4 bedroom homes

1 & 2 bedroom apartments

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Taylor Wimpey West Midlands

A division of Taylor Wimpey UK Ltd.

39 Dominion Court, Station Road, Solihull, West Midlands B91 3RT

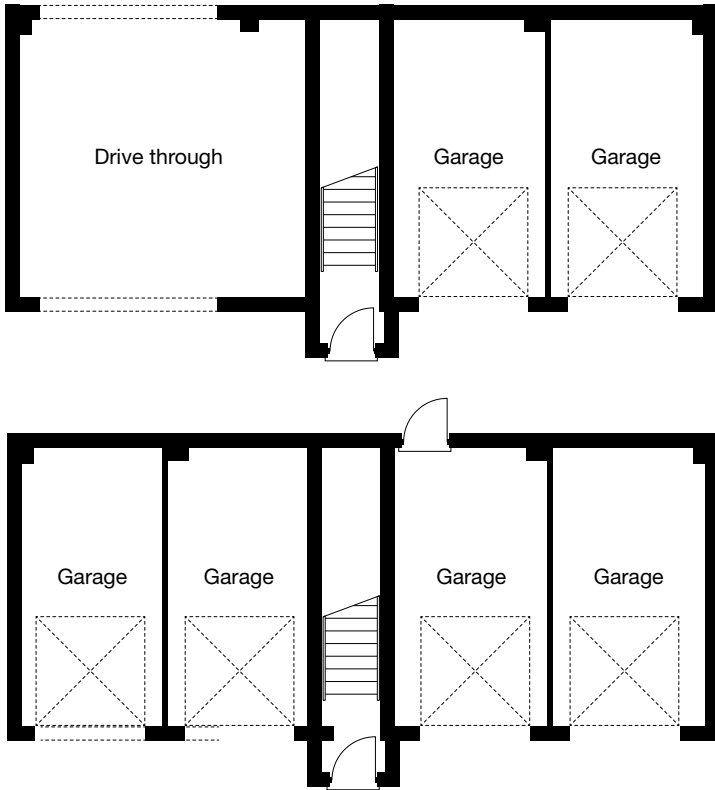


A superb one bedroom apartment perfect for first time buyers, comprising an open plan kitchen/living room, spacious double bedroom and bathroom.

There is also the advantage of allocated parking.

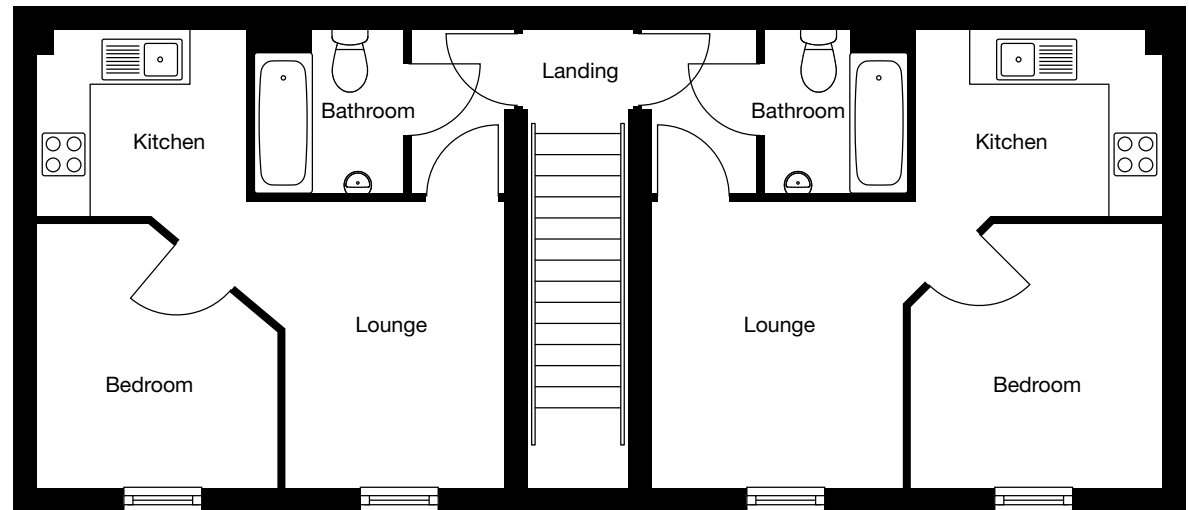
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Type 1

Type 2



First Floor – Type 1

First Floor – Type 2

Lounge	2.61m x 3.38m	8' 7" x 11' 1"
Kitchen	2.17m x 2.46m	7' 2" x 8' 1"
Bedroom 1	2.85m x 3.10m	9' 4" x 10' 2"

Lounge	2.98m x 3.38m	9' 9" x 11' 1"
Kitchen	2.17m x 2.90m	7' 2" x 9' 6"
Bedroom 1	2.95m x 3.10m	9' 8" x 10' 2"

*Plot specific windows.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 19668 TWWM January 2013.

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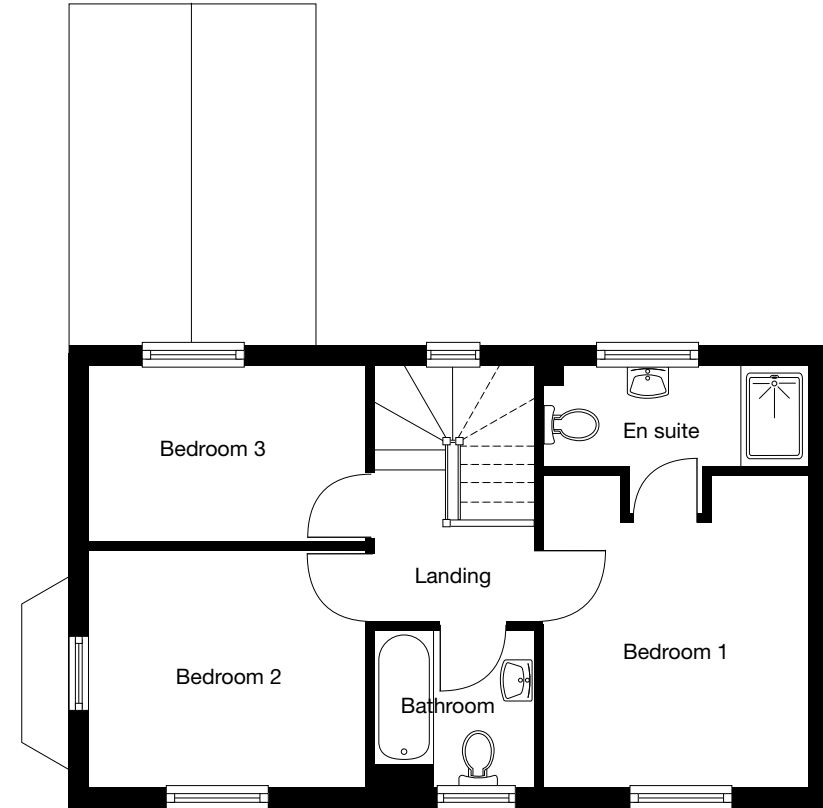
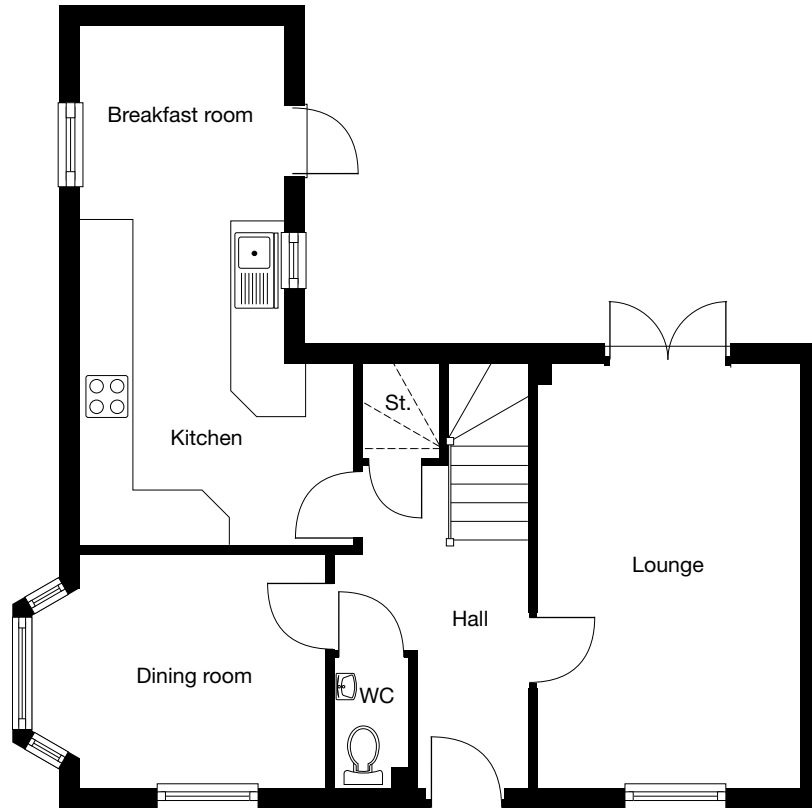


An elegant family home comprising a dual aspect lounge with French doors leading to the rear garden, a large kitchen/breakfast room also leading to the rear garden and the advantage of a separate dining room with feature bay window. There is also a downstairs cloakroom and useful storage.

The first floor has three spacious bedrooms with a stylish en suite to the master bedroom, and a family bathroom.

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Ground Floor

Lounge	3.15m x 5.10m	10' 4" x 16' 9"
Dining room	2.89m x 2.83m	9' 6" x 9' 3"
Kitchen/Breakfast	3.37m x 6.27m	11' 1" x 20' 6"

First Floor

Bedroom 1	3.22m x 3.81m	10' 6" x 12' 6"
Bedroom 2	2.88m x 3.37m	9' 5" x 11' 1"
Bedroom 3	2.15m x 3.37m	7' 1" x 11'

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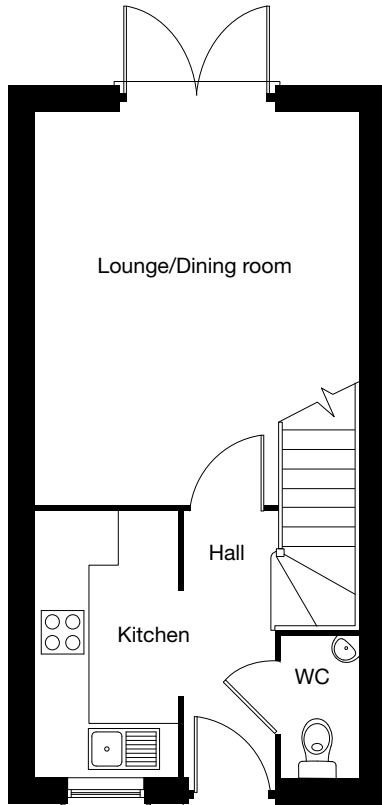


A two bedroom home comprising a well-planned kitchen and a spacious lounge/dining room with French doors leading to the rear garden. There is also the advantage of a downstairs cloakroom.

The first floor has two double bedrooms and a family bathroom.

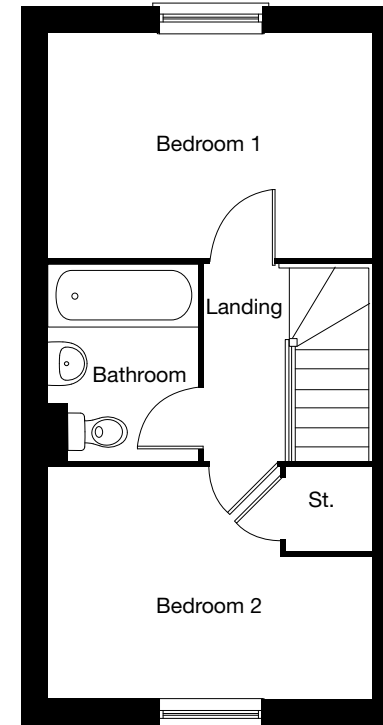
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Ground Floor

Kitchen	1.63m x 3.03m	5' 4" x 9' 11"
Lounge/Dining room	4.50m x 3.69m	14' 9" x 12' 1"



First Floor

Bedroom 1	3.69m x 2.56m	12' 1" x 8' 5"
Bedroom 2	3.69m x 2.65m	12' 1" x 8' 8"

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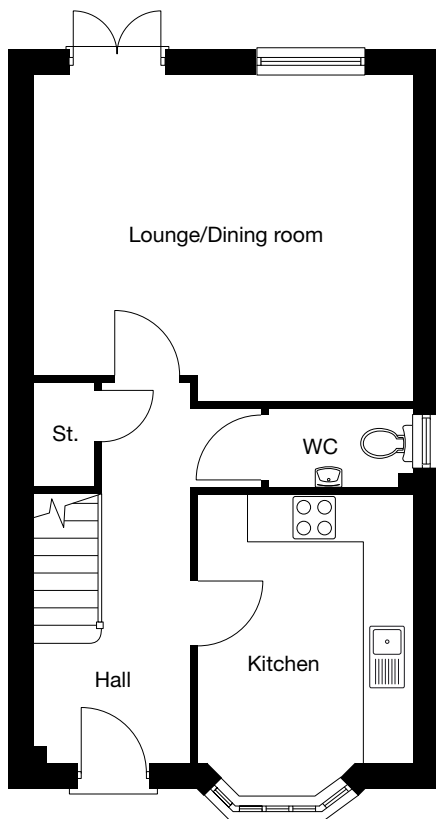


A delightful detached three bedroom home comprising a spacious lounge/ dining room with French doors leading onto the rear garden – perfect for entertaining. The ground floor also features a cloakroom and useful storage.

The first floor has three bedrooms and a family bathroom, with a stylish en suite to the master bedroom.

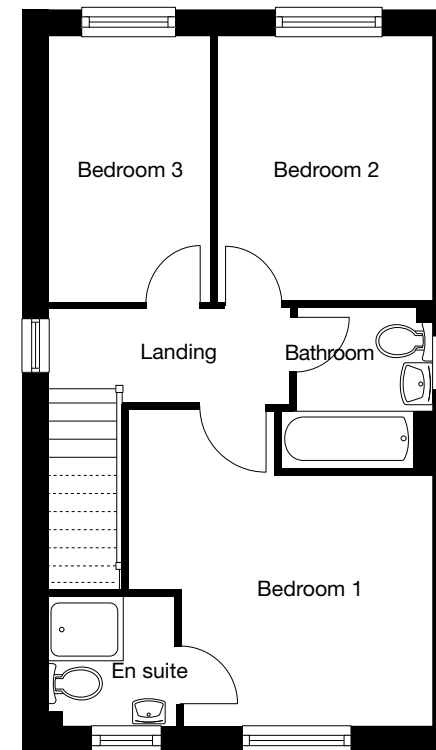
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Ground Floor

Lounge/Dining room	4.90m × 4.19m	16' 1" × 13' 9"
Kitchen	3.45m × 2.77m	11' 4" × 9' 1"



First Floor

Bedroom 1 (max.)	4.05m × 3.87m	13' 4" × 12' 8"
Bedroom 2	3.42m × 2.72m	11' 2" × 8' 11"
Bedroom 3	3.42m × 2.09m	11' 2" × 6' 10"

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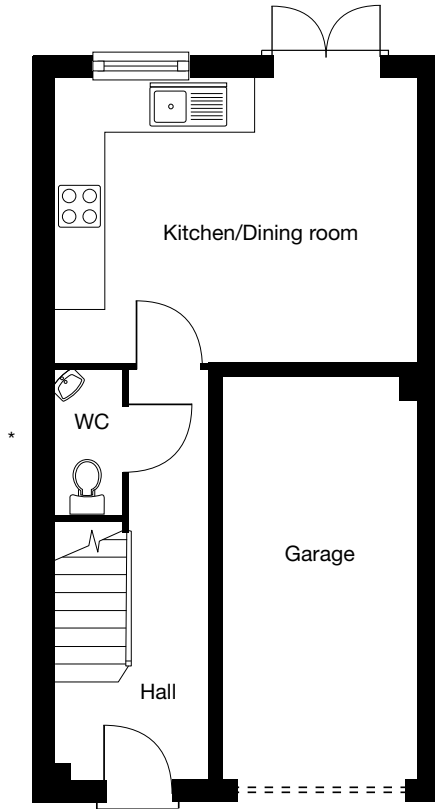
A spacious four bedroom family home set across three storeys. The ground floor comprises a good sized kitchen/ dining room with French doors leading to the rear garden, and a cloakroom and integral garage.

The first floor comprises a large lounge, a fourth bedroom which could also be used as a study, and a family bathroom and useful storage.

The second floor has three bedrooms with a stylish en suite to the master bedroom, and additional storage.

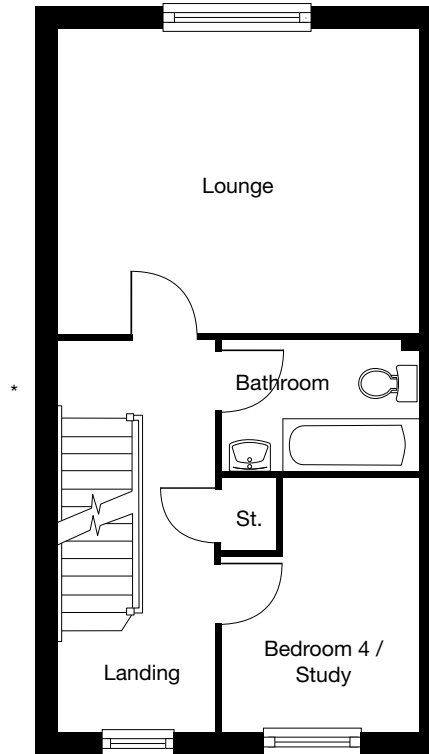
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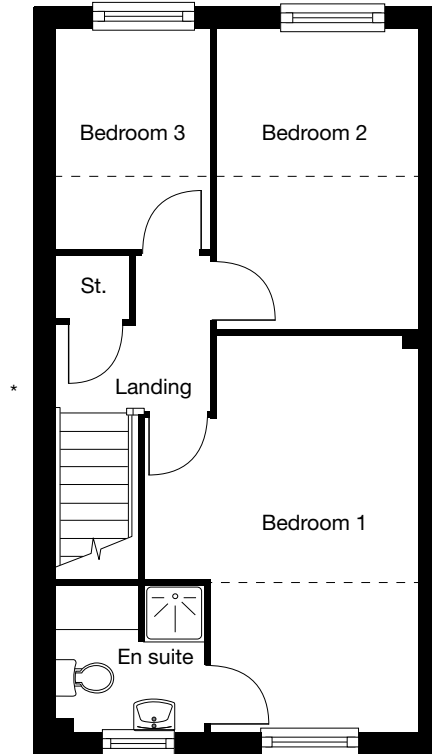
Ground Floor

Kitchen/Dining room 4.55m x 3.84m 14' 11" x 12' 7"



First Floor

Lounge 4.55m x 4.09m 14' 11" x 13' 5"
 Bedroom 4 / Study 2.49m x 3.12m 8' 2" x 10' 3"



Second Floor

Bedroom 1 3.45m x 4.90m 11' 4" x 16' 1"
 Bedroom 2 2.46m x 4.09m 8' 1" x 13' 5"
 Bedroom 3 2.01m x 3.07m 6' 7" x 10' 1"

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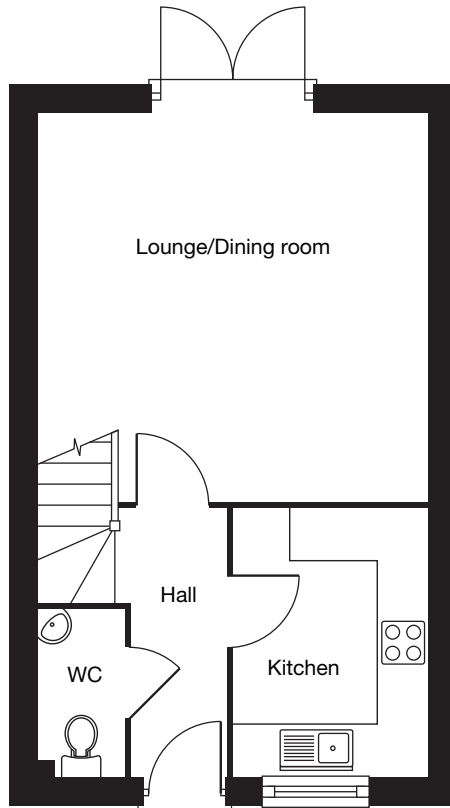


A delightful three bedroom home comprising a well planned kitchen, spacious lounge/dining room with French doors leading to the rear garden, and a cloakroom.

The first floor has three bedrooms and a family bathroom, and useful storage.

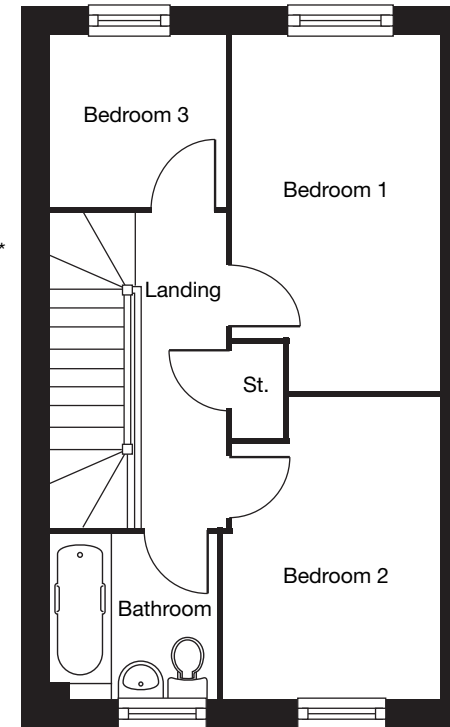
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Ground Floor

Kitchen	2.20m x 3.15m	7' 3" x 10' 4"
Lounge/Dining room	4.44m x 4.37m	14' 7" x 14' 4"



First Floor

Bedroom 1	2.37m x 4.00m	7' 9" x 13' 1"
Bedroom 2	2.47m x 3.53m	8' 1" x 11' 7"
Bedroom 3	2.00m x 2.26m	6' 7" x 7' 5"

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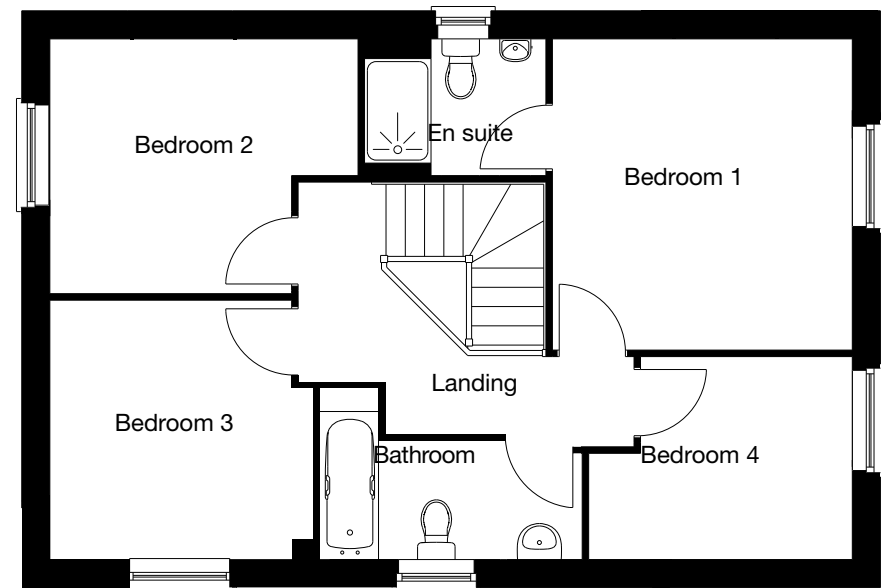
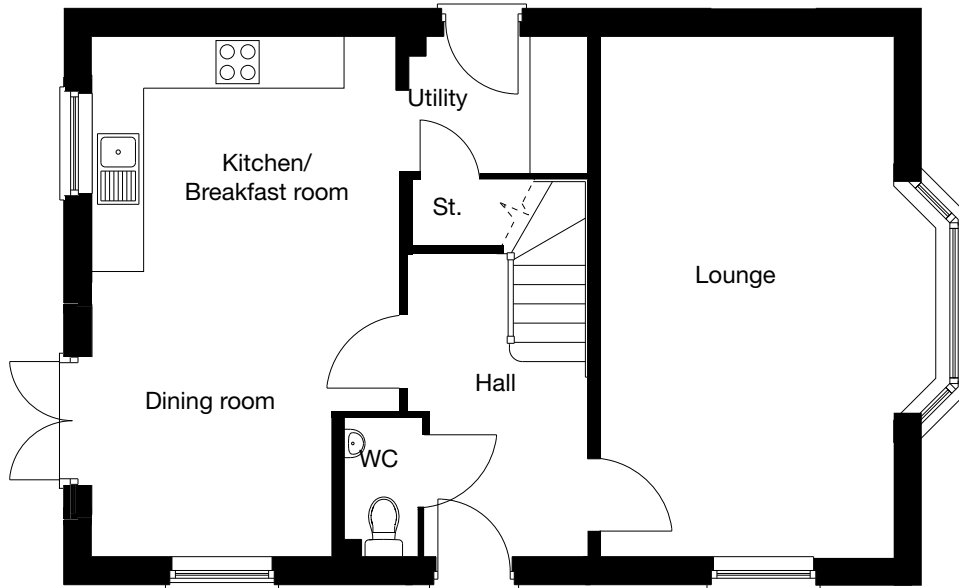


A superb four bedroom family home comprising large lounge with feature bay window, a spacious kitchen/dining room with French doors leading to the rear garden, a laundry room and useful storage and a downstairs cloakroom.

On the first floor there are four bedrooms, three of which are double size, and a family bathroom. The master bedroom features a stylish en suite.

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Ground Floor

Lounge	3.40m × 6.03m	11' 2" × 19' 9"
Kitchen/Breakfast/Dining room	6.03m × 3.52m	19' 9" × 11' 7"
Utility	2.07m × 1.58m	6' 10" × 5' 2"

First Floor

Bedroom 1	3.60m × 3.47m	11' 10" × 11' 5"
Bedroom 2	3.57m × 2.95m	11' 8" × 9' 7"
Bedroom 3	3.00m × 3.05m	9' 10" × 10' 0"
Bedroom 4	3.05m × 2.35m	10' 0" × 7' 9"

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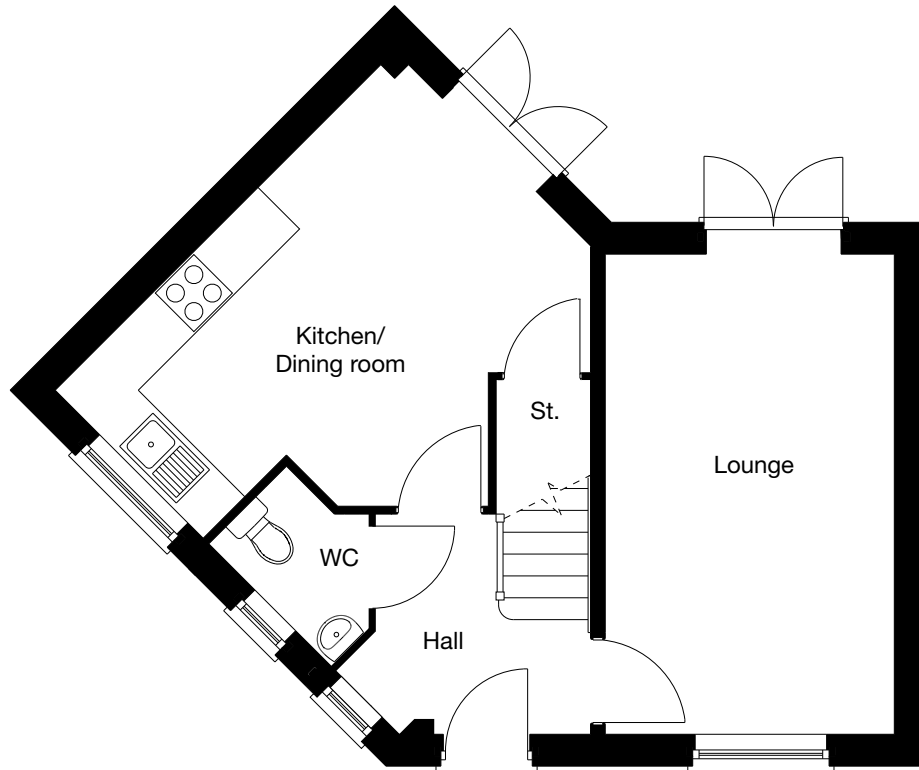


A spacious three bedroom family home comprising a dual aspect lounge with French doors leading to the rear garden, a spacious kitchen/dining room with useful storage, and a downstairs cloakroom.

The first floor has three good sized bedrooms with a stylish en suite to the master bedroom, and family bathroom.

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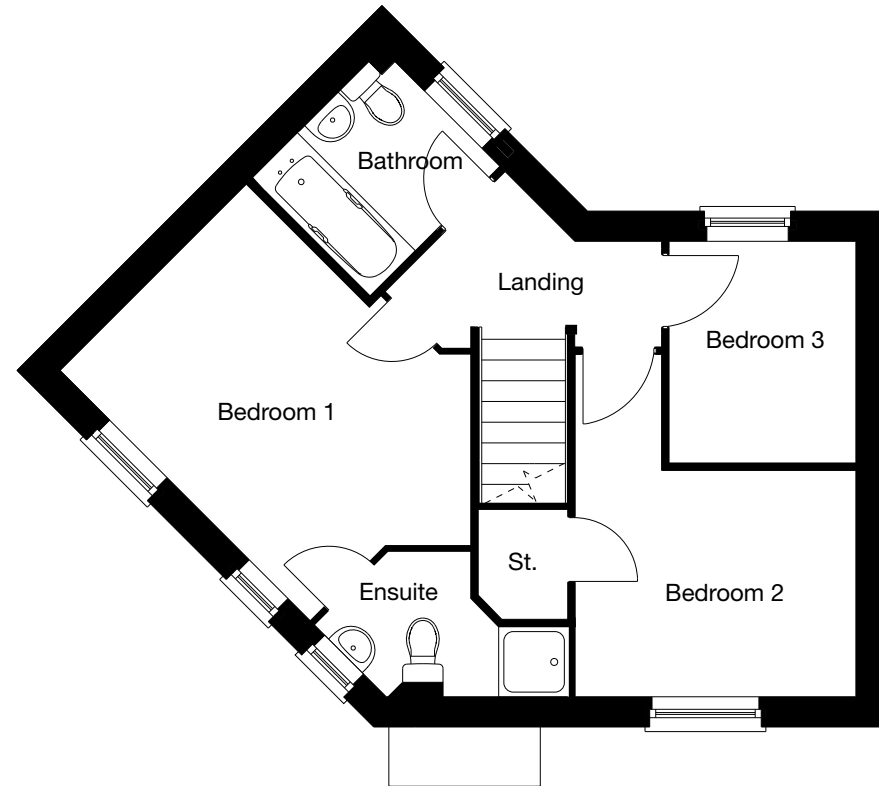


Ground Floor

Lounge	4.90m x 2.95m	16' 1" x 9' 8"
Kitchen/Dining room (max.)	4.90m x 4.00m	16' 1" x 13' 2"

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First Floor

Bedroom 1	2.76m x 3.77m	9' 1" x 12' 4"
Bedroom 2	2.40m x 3.03m	7' 10" x 9' 11"
Bedroom 3	2.43m x 2.01m	7' 11" x 6' 7"

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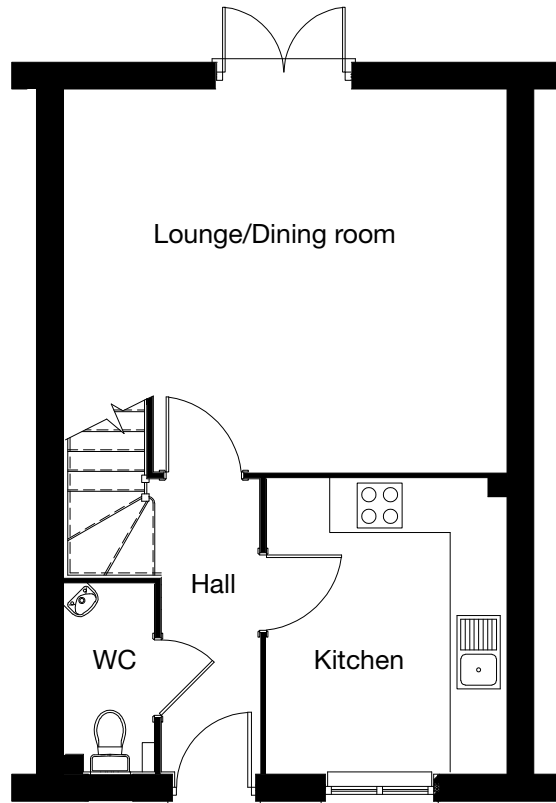


A delightful three bedroom home comprising a well planned kitchen, spacious lounge/dining room with French doors leading to the rear garden, and a downstairs cloakroom.

The first floor has three bedrooms with a stylish en suite to the master bedroom, and a family bathroom.

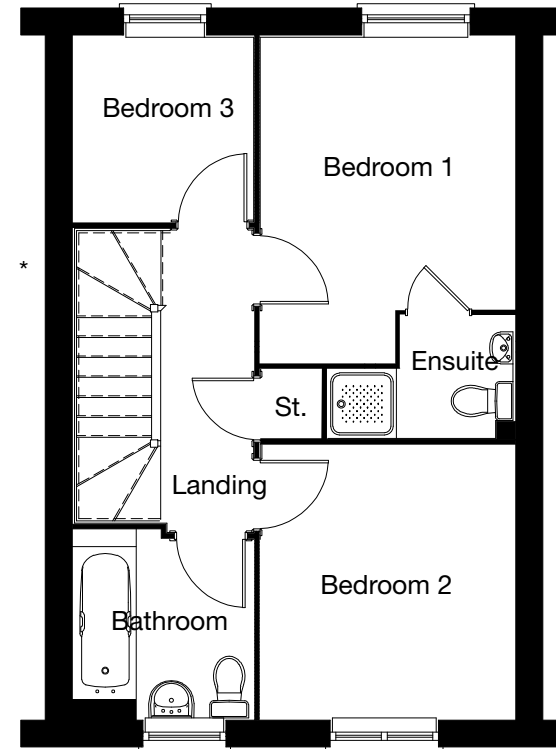
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Ground Floor

Lounge/Dining room	4.89m x 4.25m	16' 1" x 13' 11"
Kitchen	2.65m x 3.27m	8' 8" x 10' 9"



First Floor

Bedroom 1 (max.)	2.82m x 3.63m	9' 3" x 11' 11"
Bedroom 2	2.82m x 3.04m	9' 3" x 10'
Bedroom 3	2.06m x 2m	6' 9" x 6' 7"

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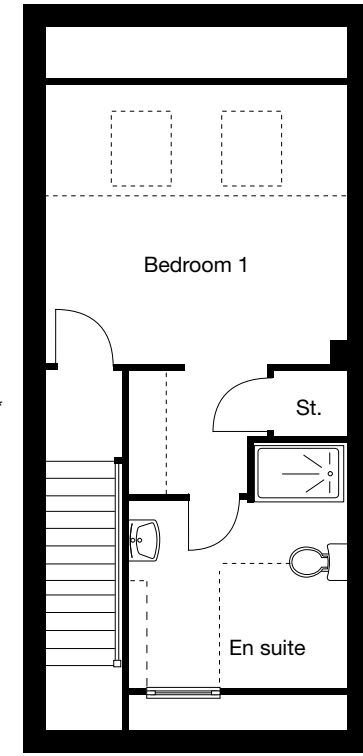
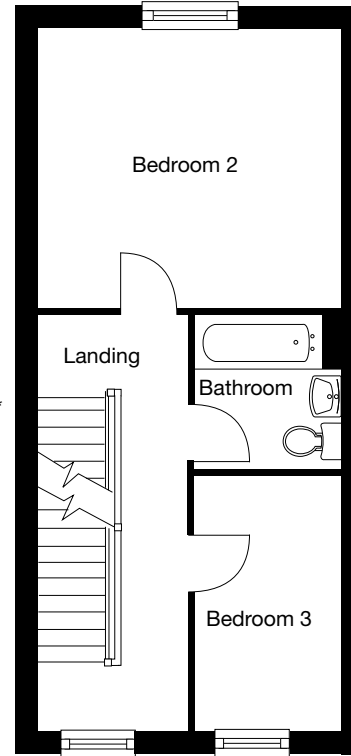
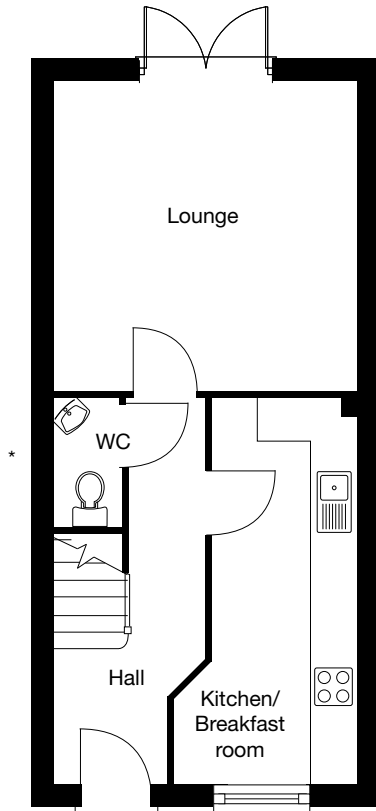
The Brecon is a three bedroom home set across 2½ storeys. The entrance hall leads onto a good sized kitchen/ breakfast room and the separate lounge/ dining room has French doors leading to the rear garden – great for summer evenings.

The first floor comprises of two bedrooms; one spacious double bedroom and a single bedroom which could alternatively be used as a study, nursery or playroom. The family bathroom is also situated on the first floor.

The top floor of this home is dedicated to the master suite with its own shower room and dressing area.

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Ground Floor

Kitchen/Breakfast room (max.) 2.41m x 5.16m 7' 11" x 16' 11"
 Lounge 3.95m x 4.15m 12' 11" x 13' 7"

First Floor

Bedroom 2 3.79m x 3.95m 12' 5" x 12' 11"
 Bedroom 3 1.90m x 3.39m 6' 3" x 11' 1"

Second Floor

Bedroom 1 (max.) 3.95m x 4.50m 12' 11" x 14' 9"

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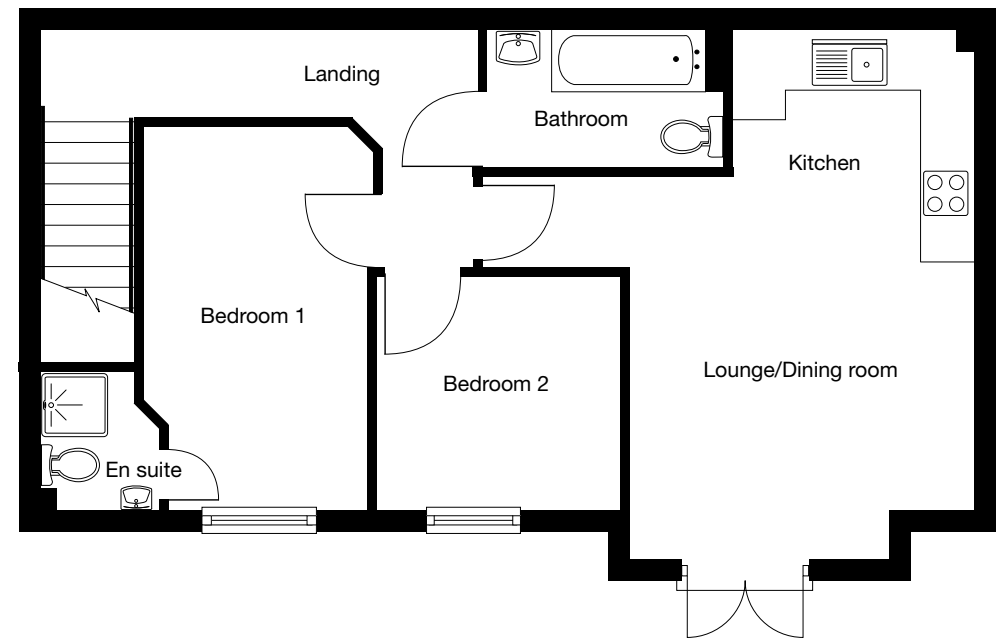
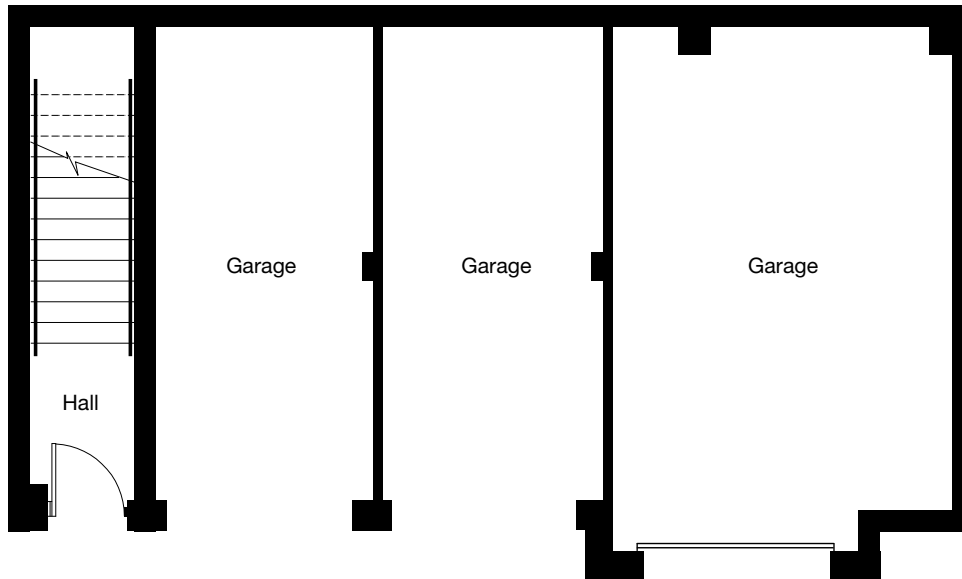




A delightful coach house featuring a large open plan kitchen/lounge with a Juliet balcony, two bedrooms with stylish en suite to the master bedroom, and a family bathroom.

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First Floor

Lounge/Dining room/Kitchen (max.)	5.09m x 3.85m	16' 8" x 12' 7"
Bedroom 1	2.53m x 4.30m	8' 4" x 14' 1"
Bedroom 2	2.56m x 2.77m	8' 4" x 9' 1"

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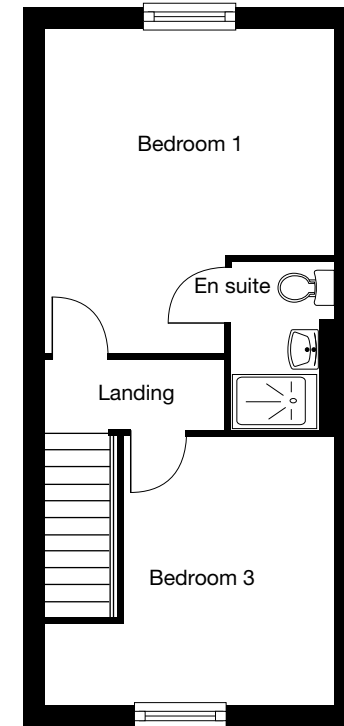
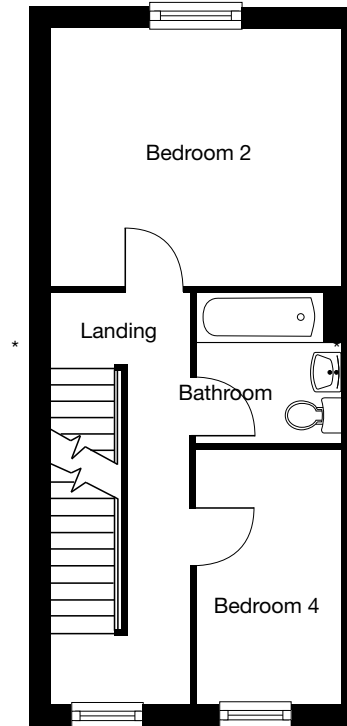
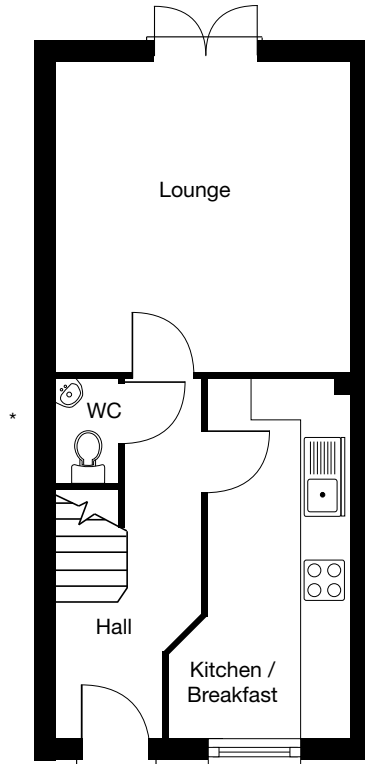


A superb 3 storey family home comprising a large lounge with French doors leading onto the rear garden, a well-planned kitchen and downstairs cloakroom on the ground floor.

The first floor has two good sized bedrooms and a family bathroom. The second floor features a master bedroom with a stylish en suite, and a fourth bedroom that could also be used as a study.

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Ground Floor

Kitchen/Breakfast (max.)	5.17m × 2.41m	16' 11" × 7' 11"
Lounge	4.16m × 3.93m	13' 8" × 12' 11"

First Floor

Bedroom 2	3.79m × 3.93m	12' 5" × 12' 11"
Bedroom 4	3.39m × 1.91m	11' 1" × 6' 3"

Second Floor

Bedroom 1 (max.)	4.69m × 3.93m	15' 5" × 12' 11"
Bedroom 3 (max.)	3.59m × 3.93m	11' 9" × 12' 11"

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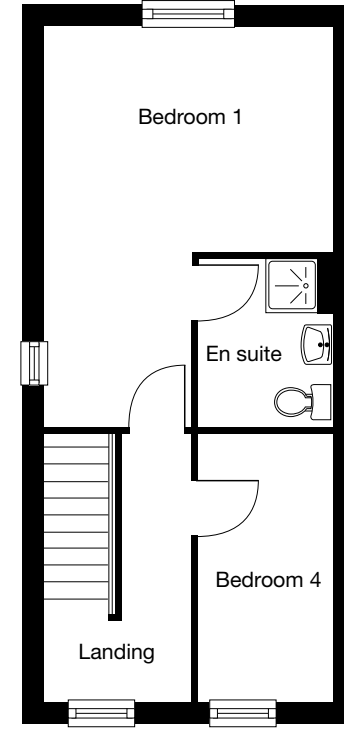
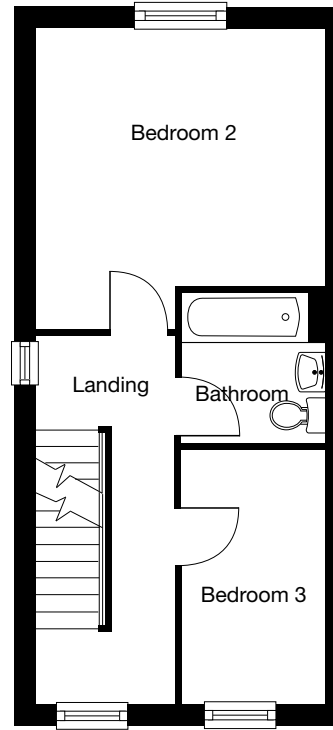
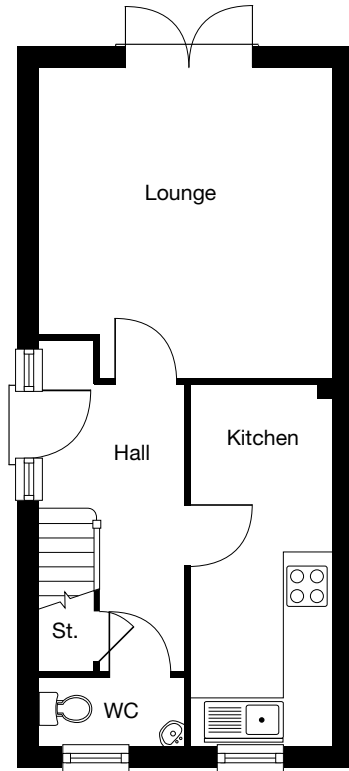


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Ground Floor

Lounge	3.93m × 4.16m	12' 11" × 13' 8"
Kitchen	5.17m × 1.93m	16' 11" × 6' 4"

First Floor

Bedroom 2	4.17m × 3.94m	13' 8" × 12' 11"
Bedroom 3	1.91m × 3.39m	6' 3" × 11' 1"

Second Floor

Bedroom 1	5.76m × 3.94m	18' 11" × 12' 11"
Bedroom 4	1.91m × 3.57m	6' 3" × 11' 8"

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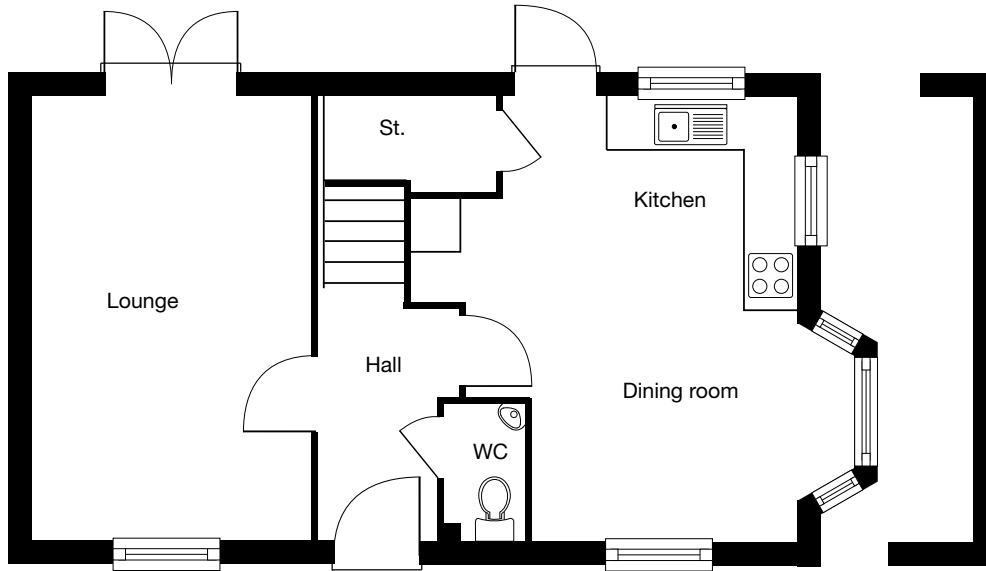


An elegant family home comprising a dual aspect lounge with French doors leading onto the rear garden, a large kitchen/dining room and useful storage.

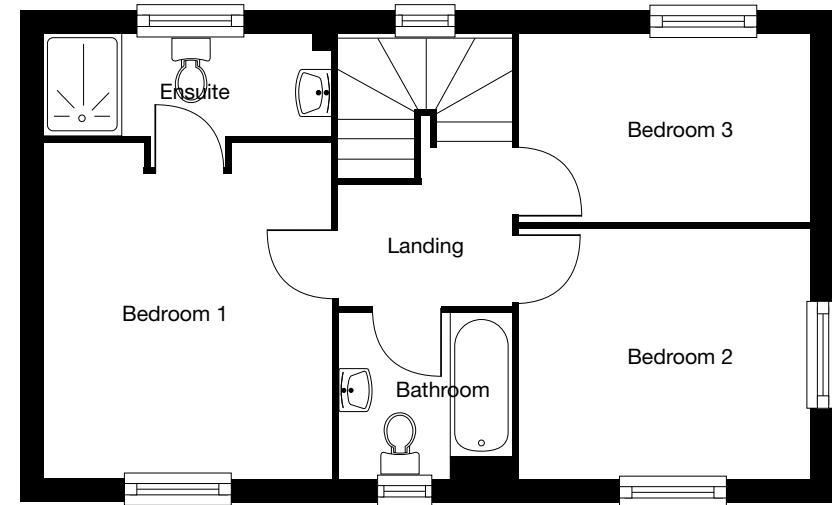
The first floor has 3 spacious bedrooms and a family bathroom, with a stylish en suite to the master bedroom.

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Plot 286



Plot 222

Ground Floor

Kitchen (max.)	4.44m x 2.59m	14' 7" x 8' 6"
Dining room	3.00m x 2.51m	9' 10" x 8' 3"
Lounge	3.15m x 5.1m	10' 4" x 16' 9"

First Floor

Bedroom 1	3.23m x 4.16m	10' 7" x 13' 8"
Bedroom 2	3.37m x 2.88m	11' 1" x 9' 5"
Bedroom 3	3.37m x 2.15m	11' 1" x 7' 1"

*Plot specific windows.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 19668 TWWM January 2013.

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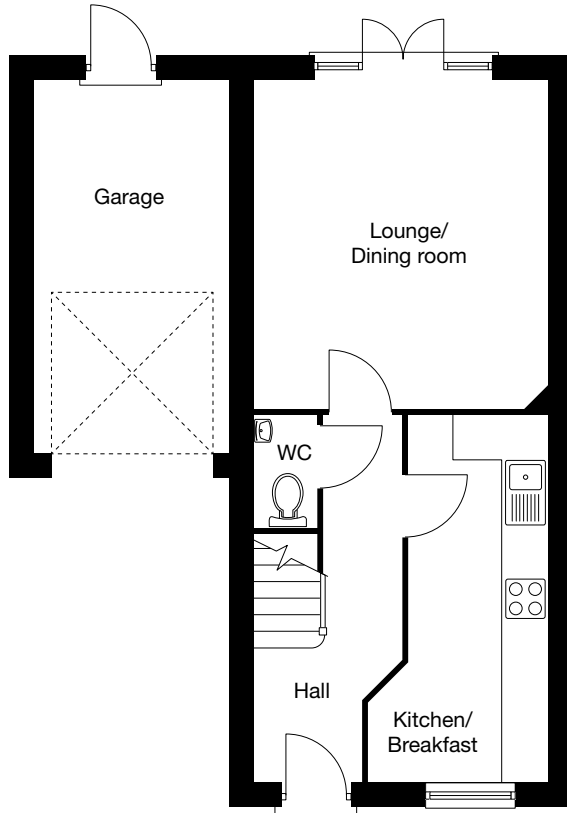


A fantastic 2.5 storey home comprising a large lounge/dining room with French doors leading to the rear garden and a kitchen/breakfast room and cloakroom on the ground floor.

The first floor has 3 good sized bedrooms and a family bathroom, and the second floor features the master bedroom with a stylish en suite.

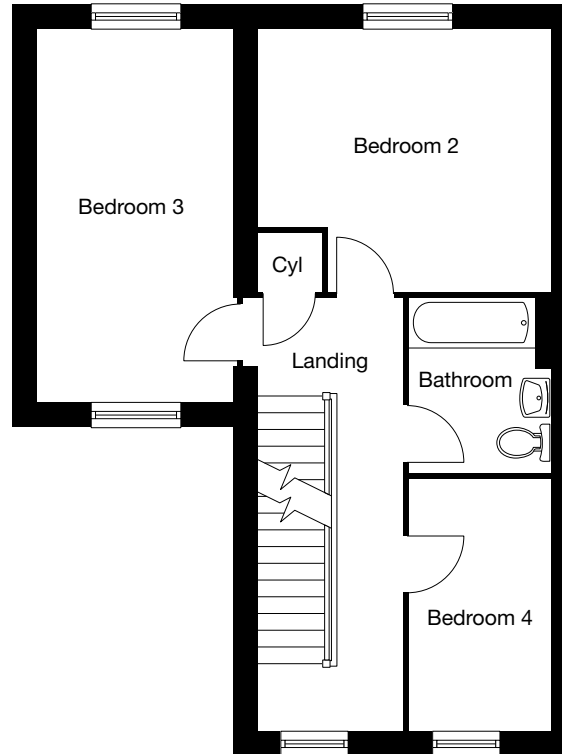
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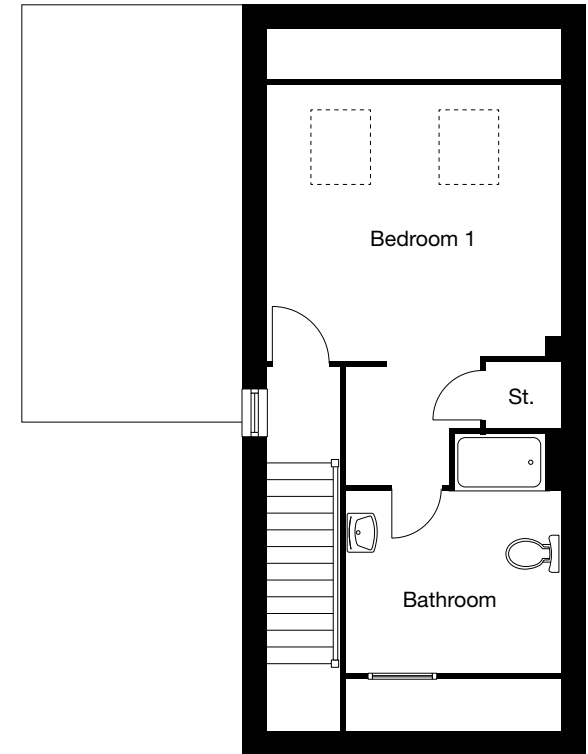
Ground Floor

Lounge/Dining room 3.95m x 4.43m 12' 11" x 14' 6"
 Kitchen/Breakfast (min.) 1.89m x 4.65m 6' 2" x 16' 2"



First Floor

Bedroom 2 3.95m x 3.49m 12' 11" x 11' 5"
 Bedroom 3 2.58m x 4.96m 8' 5" x 16' 3"
 Bedroom 4 1.91m x 3.42m 6' 3" x 11' 2"



Second Floor

Bedroom 1 3.93m x 3.73m 12' 10" x 12' 2"

*Plot specific windows.

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