THE SPIRES

Siddeley Avenue, Coventry, CV3 1GA

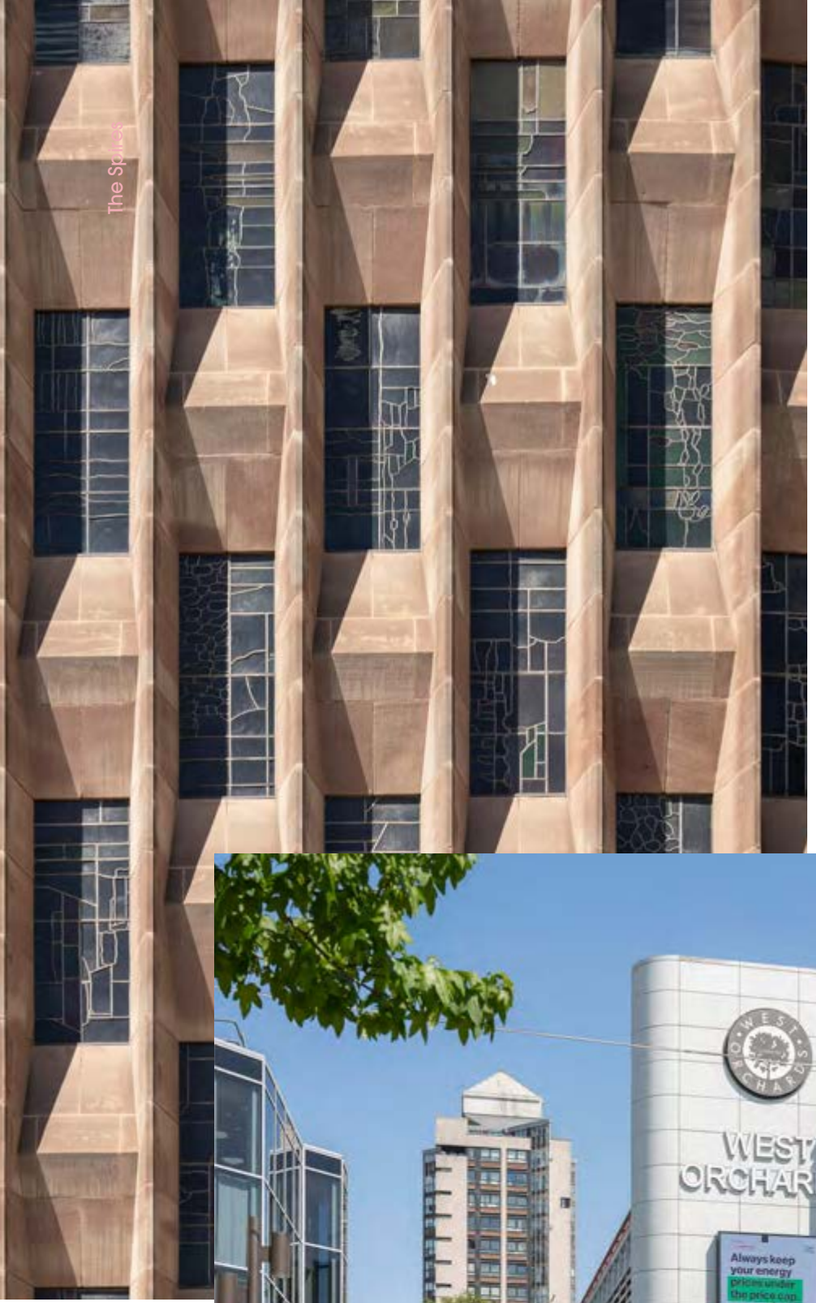
platform home OWNERSHIP

dawn of a new day

Introducing The Spires - a vibrant new residential development and the start of a new community for Coventry.

This collection of 2 & 3 bedroom homes represents a new chapter for Coventry's housing market, offering exceptional contemporary living for local first-time buyers and families through affordable home ownership schemes including Shared Ownership. Sitting at the heart of the iconic Midlands city, The Spires will be an extension of the local community - a new neighbourhood offering new opportunities for residents to thrive.

DHILLON'S
BREWERY
SPIRE BAR


The Spires

COVENTRY TRANSPORT MUSEUM

WEST ORCHARDS
Always keep your energy prices under the price cap.
POST OFFICE

circa 1661
Golden Cross
Pub + Dining
Golden Cross

a breath of fresh air

Welcome to Coventry

The Spires sits within Stoke Aldermoor, a suburban neighbourhood in Coventry and part of the larger Stoke area - one of the most diverse areas in the city and home to a number of vital heritage buildings including Stoke House (renamed to Eden House) and Park Cottage.

Coventry itself represents one of the most iconic cities in the West Midlands - a fusion of traditional charm and modern amenities that saw it named the UK's 'City of Culture' in 2021. While historically known as a cornerstone of the British car industry - home to brands such as Jaguar and Triumph - it's now a welcoming city anchored by strong educational links, great connectivity and plenty of things to see and do.

Coventry is the most central city in England and has exceptional links across the country, with Birmingham, Leicester and Warwick all within 25 miles. In terms of price, Coventry houses for sale tend to be more affordable than those in Birmingham and Warwick, with average property prices similar to that of Leicester.

JD GYMS
COVENTRY'S LARGEST GYM
JD GYMS
DOWNING STUDENTS
CITY VILLAGE
BELLA ITALIA
BELLA ITALIA

IGUANAS
IGUANAS

W
W
LIBRARY
WATERSTONES
WATERSTONES
WATERSTONES

COVENTRY STATION
EGGS
Sainsbury

The Spires

20

Minutes to Warwick

10.7 miles

23

Minutes to Leamington Spa

10.9 miles

25

Minutes to Rugby

12.7 miles

47

Minutes to Birmingham

23.2 miles

49

Minutes to Leicester

24.6 miles

49

Minutes to Northampton

36.7 miles

your journey starts here

Coventry High Street

Coventry - and by design The Spires - is inherently driven by the local community, a fact epitomised by the independent retailers and sporting organisations that make up this vibrant city.

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FarGo epitomises this independence more than any other - a re-purposed industrial space at the heart of the city crammed with fiercely independent businesses - from craft breweries and artisan food stalls to vintage clothing markets, museums, music, crafts and creative spaces.

This same spirit of independence can be found across every corner of Coventry, so it's no surprise that our development neighbours a great example - Stoke Bakery. A small business around the corner from The Spires, this third generation bakery produces delicious baked goods using locally sourced ingredients and has quickly become a household name across the city.

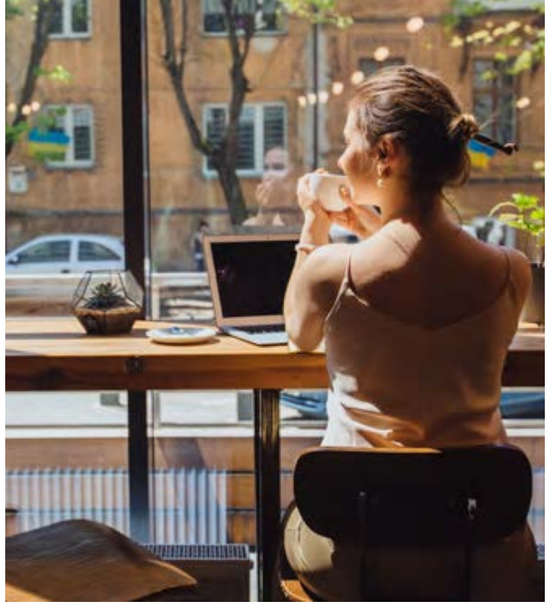
Likewise, The Spires also neighbours the Coventry Sphinx Sports and Social Club, a key presence in the local community. Aside from being an event space and bar enjoyed by local residents, it's also home to Coventry Sphinx Football Club.

Established in 1946 and currently playing in the Northern Premier League (Midlands), Coventry Sphinx FC is a prime example of the grassroots sports network that is so vital to the city, providing opportunities for local residents and helping create the vibrant, thriving community atmosphere that The Spires wants to maintain and support.

Thanks to a central location in the West Midlands, Brierley Hill has easy access to several major destinations across the region:

This dynamic city is brought to life by its independent retailers and numerous sporting organisations, which collectively foster a sense of unity and pride among residents, epitomising the community-driven enterprises, highlighting a city rich in culture and communal engagement.

Coventry Cathedral



Lucky Lounge Cafe, Gulson Road

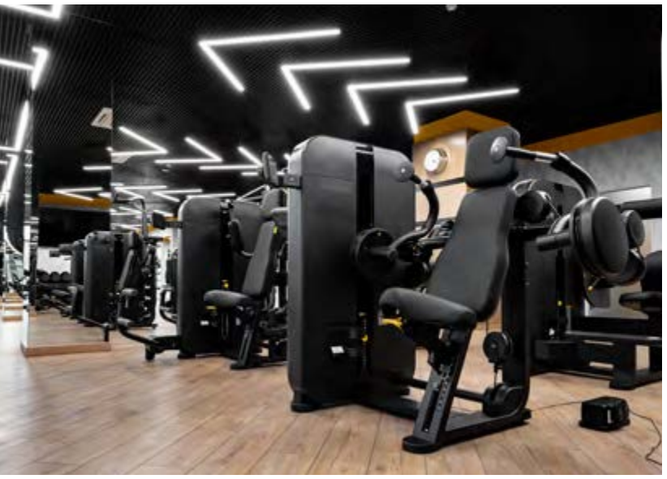
2+

Cafes within five minutes walk

Cafe Italia, Trinity Street

skies the limit

JD Gym, City Centre



10+

Bars and restaurants within fifteen minutes walk.

The Botanist, Cathedral Lanes Shopping Centre

Slug & Lettuce, The Old, County Hall, Bayley Lane

West Orchards Shopping

Gyms and health clubs within ten minutes walk

a place with plenty around

The Herbert Art Gallery & Museum

Coventry University Delia Derbyshire Building

Coventry is one of the largest cities in the country, which brings with all of the modern amenities you'd expect - from nightlife and shopping to leisure, connectivity and great educational facilities.

In terms of shopping and entertainment, residents at The Spires have everything within easy reach. Major retail brands are all present in the West Orchards Shopping Centre and Lower Precinct Shopping Centre, while Coventry Market is a vibrant indoor market hosting vendors selling fruit, produce, artisanal goods and second-hand items

If you're looking for entertainment, you'll find public leisure centres, libraries, cinemas and theatres around the city, while the city centre itself has the SkyDome Arena, Planet Ice Coventry, The Wave waterpark and much more. A host of bars and restaurants offer exceptional food and drinks for those that want to experience the nightlife.

Being the most central city in England, Coventry is extremely well connected with four railway stations alongside direct road access to motorways and Birmingham International Airport. The main Coventry station serves the city centre, while three local stations serve Coventry Arena, Canley and Tile Hill. These links offer direct access to Birmingham and London Euston, with stops at Rugby, Northampton, Milton Keynes and Watford Junction.

Finally, north of the city you'll find the Coventry Building Society Arena, which is the home of Coventry City Football Club and also hosts some of the largest music acts in the world.

Education is a major pillar for Coventry, with the city hosting a broad range of school settings for all ages. There are 96 primary schools and 35 secondary schools across the area, 76% of which are either rated Good or Outstanding by OFSTED.

There are also four major higher education institutions in or around Coventry - the University of Warwick, Coventry University, Arden University and Coventry College. This means there are over 140 courses of study available for students in some of the best-ranked universities in the country.

horizon to horizon

Coventry is one of the largest cities in the country, offering all the modern amenities you would expect, including vibrant nightlife, diverse shopping options, excellent leisure facilities, strong connectivity, and top-tier educational institutions.

AMENITIES		
Alan Higgs Centre	1.4 Miles	5 Mins
Copsewood Sports and Social Club	1.5 Miles	7 Mins
St Catherine's Church Cafe	0.6 Miles	3 Mins
The Waffle Shack	0.5 Miles	3 Mins

EDUCATION		
Ernesford Grange Academy	2.2 Miles	8 Mins
Riverbank Academy	2.2 Miles	8 Mins
Blue Coat Church of England School	1.2 Miles	5 Mins
Stoke Park School	1.2 Miles	5 Mins

PLACES OF INTEREST		
Coventry Transport Museum	2.1Miles	8 Mins
Midland Air Museum	3.2 Miles	11 Mins
Coventry Cathedral	2.4 Miles	9 Mins
Kenilworth Castle	9.1 Miles	19Mins

CONNECTIVITY		
Coventry Railway Station	2.3 Miles	8 Mins
Coventry Bus Station	1.8 Miles	7 Mins
M6 Motorway Junction 2	3.5 Miles	12 Mins
A45 Road	2.6 Miles	9 Mins

breathing room

The Spires is a brand-new extension of the local community and a sustainable redevelopment of currently derelict land, which will deliver much needed affordable and high-quality homes for local residents.

With 132 plots available through Shared Ownership, this development represents a fantastic opportunity for families in the area that want to purchase their dream home in a vibrant and exciting destination.

The development itself comprises 2 and 3 bedroom homes, delivering a broad range of options for buyers in terms of property size whilst maintaining a consistently high-standard of build. Each plot features contemporary fixtures and fittings, ensuring an energy-efficient home that doesn't compromise on quality and feel.

As part of our mission to deliver sustainability and sensitivity, The Spires is revitalising what is currently scrubland. Each home in The Spires is made using sustainable building practices and materials, while plans for the wider scheme include the creation of four acres of green space - integrating wildlife corridors, a children's play area and multi-use games area.

For homebuyers, The Spires represents the chance to be part of a brand new community in an exciting city full of opportunities.

CGI living room layout
off The Magnolia

future proofed living

At a time when people are looking to reduce their cost of living, features such as EV Charging Points can have a huge impact on resident finances.

Our homes are thoughtfully designed to create a lasting legacy for future generations, fostering sustainable communities that enhance wellbeing. Every detail is considered to balance environmental responsibility with modern living.

FIBRE OPTIC BROADBAND

Supporting home working while reducing your carbon footprint.

ENERGY PERFORMANCE

Highly efficient B-rated homes designed to keep costs and carbon emissions low.

WATER EFFICIENCY

100% dual flush toilets, water-saving baths, and restrictor taps.

ELECTRIC VEHICLE CHARGING POINTS

Smart green technology helps lower your carbon footprint.

RENEWABLE ENERGY

Our homes are powered by 100% renewable energy.

1

TIMBER FRAME CONSTRUCT

A sustainable method of building new homes at The Spires.

2

EPC RATING B

All homes at this development are rated B or above.

3

ELECTRIC VEHICLE CHARGING POINTS

Included as standard with every home.

4

AIR SOURCE HEAT PUMP

Sustainable heating technology

5

WILDLIFE FRIENDLY FEATURES

To help protect the world around your home

THE ATKINS
2 Bedroom Home

PLOTS

21, 22, 23, 24, 25, 54, 64, 65, 66, 74, 75, 76, 79, 80, 85, 86, 87, 90, 91, 92, 93, 154, 155, 156, 163, 172, 173, 174, 175, 176, 177, 186, 187, 188, 192

THE FRANCIS
3 Bedroom Home

PLOTS

13, 14, 15, 16, 17, 18, 20, 26, 27, 57, 58, 59, 62, 63, 78, 82, 83, 84, 88, 96, 97, 133, 134, 139, 140, 142, 143, 144, 145, 146, 159, 160, 161, 169, 178, 179, 181, 183, 184, 185, 194, 195

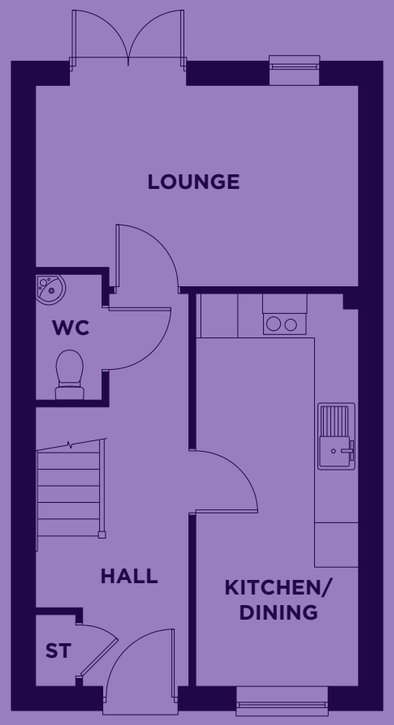
get to know the spires

The Spires is an exclusive collection of two and three bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

the atkins

Total: 782 SQ FT

GROUND



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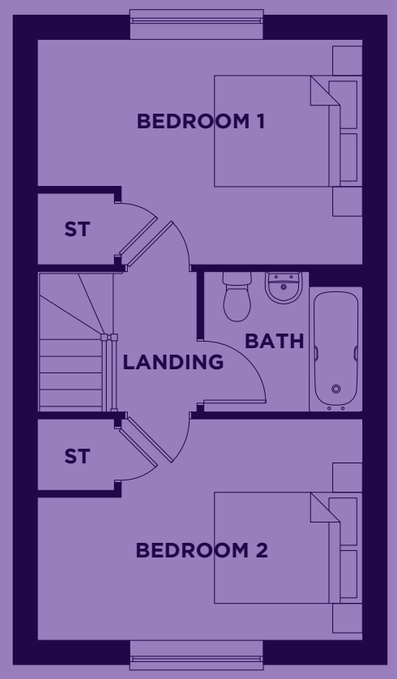

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Carbon steel worktops
- Woodbury gloss white units
- HPK797 gloss black square handles
- Ebony splashbacks
- Vinyl flooring 4467 Nimbus
- Open plan kitchen/dining

General

- Located near Coventry, a major city full of fantastic amenities.
- Excellent links to the A46/A444
- 2 parking spaces per property
- 10 Year build warranty

Bathroom

- Family bathroom with shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

Kitchen/Dining	132 sq ft	12.2 m2
Living Room	132 sq ft	12.3 m2
Bedroom 1	148 sq ft	13.7 m2
Bedroom 2	145 sq ft	13.5 m2

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

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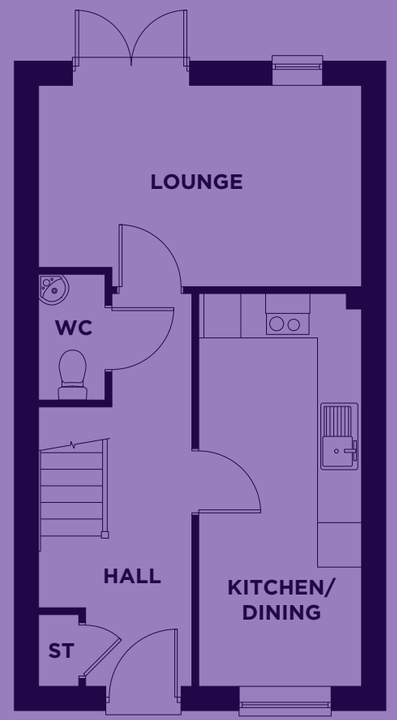

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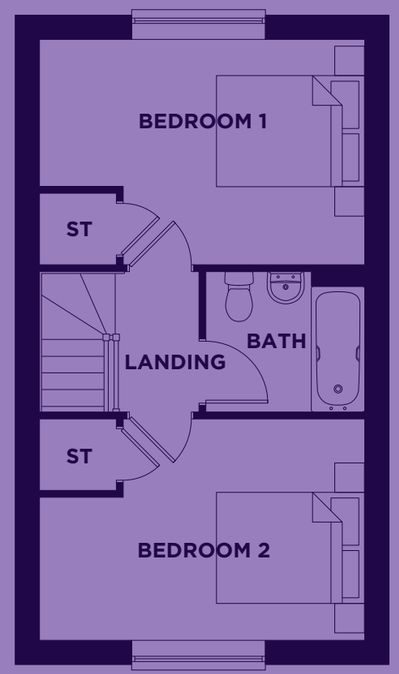

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the francis

Total: 866 SQ FT

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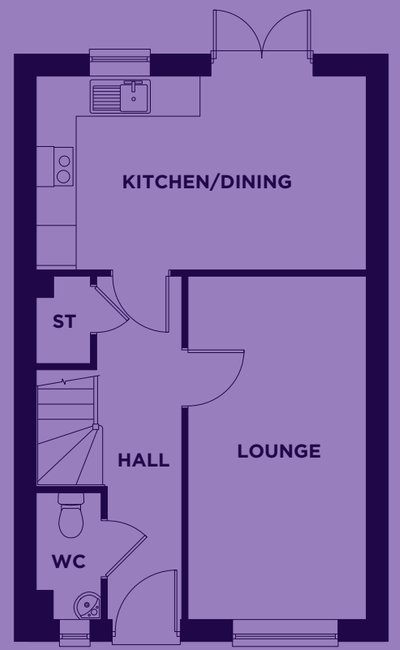

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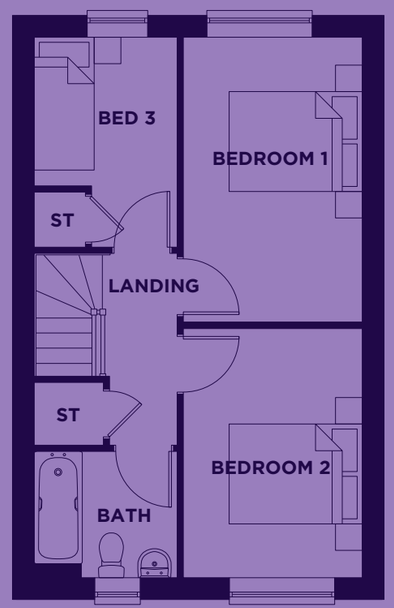

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Tectonica worktops
- Alta gloss white units
- HPK797 gloss black square handles
- Pewter splashbacks
- Vinyl flooring 920B Sea Salt
- Open plan kitchen/dining

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Bathroom

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Kitchen/Dining	159 sq ft	14.8 m2
Living Room	153 sq ft	14.2 m2
Bedroom 1	129 sq ft	12 m2
Bedroom 2	113 sq ft	10.5 m2
Bedroom 3	54 sq ft	5 m2

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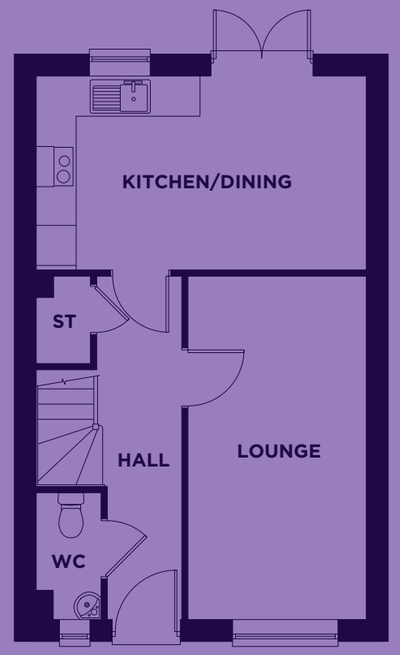

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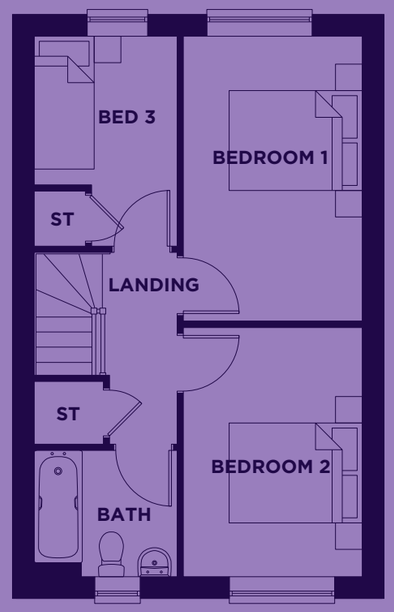

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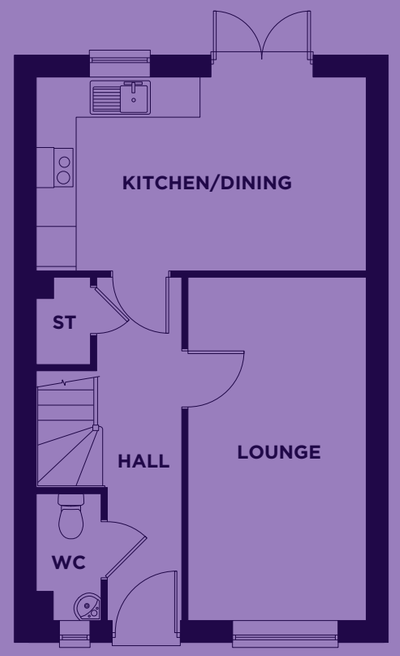

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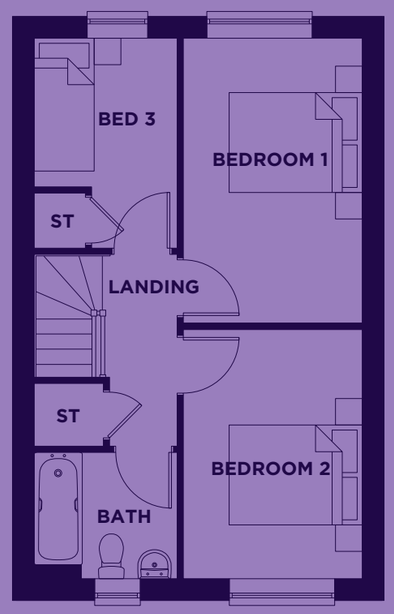

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THE SPIRES,
SIDDELEY AVENUE,
COVENTRY, CV3 1GA

WHAT3WORDS:
///BUZZ.MEANS.SOUND

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PLATFORMNEWHOME