



Exhall Meadows Bedworth

Wilsons Lane, Exhall, Bedworth, CV7 9FU

Exhall Meadows is a brand new development consisting of 2 and 3 bedroom homes in Bedworth.

Welcome to Exhall Meadow



Exhall Meadow is nestled in the peaceful parish of Exhall, Bedworth, offering modern living and traditional village life in one idyllic location.

Exhall Meadow situated in a tranquil parish setting, offers a range of convenient shops, post office and friendly local pubs. For a day out shopping, the impressive Arena Shopping Park is a short drive away. Alternatively, there are the town centres of Bedworth, Nuneaton and Coventry to explore .

For longer journeys, the M6 is minutes away. This takes you west towards Birmingham, or east to the M1 from which you can travel up and down the country. Birmingham Airport is also nearby.

If you have children, then you're going to find an excellent choice of nearby schools to choose from. For younger pupils, there is

Exhall Cedars Infant School & Nursery, St. Giles Junior School and Wheelwright Lane Primary School rated Good by Ofsted. Older students can go to Nicholas Chamberlaine Secondary School and Sixth Form, and The George Eliot Academy rated Good by Ofsted, catchment area may vary.

Exhall Meadow is also the ideal location for sports lovers and those who just like to get out and about. The nearby local park offers a playground, basketball court, football pitch, and playing fields.

Bedworth
2.2 miles
7 minutes

Rugby
5.8 miles
10 minutes

Coventry
3.7 miles
14 minutes

Hinckley
10.4 miles
25 minutes

Nuneaton
5.5 miles
12 minutes

Lutterworth
16.3 miles
21 minutes

Please note:
Miles and times shown are an average based on normal driving conditions.



Providing excellent homes across the Midlands



whg provide affordable homes for rent, shared ownership and sale across the Midlands. We work in partnership with our customers to keep their homes safe, secure and comfortable.

Who are we?

whg was formed in 2003 with a mission of being dedicated to the success of our people and places. It's this mission that continues to guide and motivate us.

We started life in Walsall, where most of our homes are, and it is still the place that anchors us.

Today we operate across the Midlands, in local authority areas such as Walsall, Telford, Wolverhampton, Worcestershire and Staffordshire amongst others. We are proud champions of our great region, playing an active role in its future prosperity through regeneration, place shaping and community investment. We specialise in delivery through strategic partnerships, including with Homes England.

Our homes

We own and maintain around 21,000 homes, from flats in tower blocks to detached family homes and purpose-built wellbeing schemes for people aged 55+.

Every year we invest millions of pounds in our homes and neighbourhoods. Our in-house team of qualified trades colleagues carry out day-to-day repairs and maintenance while trusted commercial partners undertake large scale refurbishment programmes on our behalf. This includes replacing kitchens and bathrooms and fitting energy efficient heating systems.

Our resource and influence to make a positive difference for our customers and communities. We believe passionately that everyone has the right to a safe and secure affordable home and that this is the foundation for a successful life.

We are committed to doing everything we can



Buying your new home through shared ownership



We understand that getting on the property ladder in the current market is difficult - whether you're saving for a large deposit or stuck in a rental trap and feel it is an impossible task, then shared ownership can help.

What is Shared Ownership?

Shared ownership is a popular affordable housing scheme that allows someone to purchase share in a property, paying a mortgage on the share they own and a subsidised rent on the remainder.

Since the purchaser only needs a mortgage based on the share they're purchasing - typically between 10% and 75% of the property's full market value - the deposit required is often much lower than purchasing outright. Likewise, the subsidised rent means it's generally cheaper going through shared ownership rather than privately renting.

At any point, the purchaser can increase their share via 'staircasing', with the ultimate goal being full ownership, however, if the purchaser never wishes to do this, they will always remain as a shared owner.

How does Shared Ownership work?

Shared ownership is an affordable house scheme available through housing associations, local councils and private developers.

So, how does shared ownership work? You can apply for a shared ownership mortgage to buy your share or pay using savings, it really depends on what works for you. If you need a deposit, you'll generally need between 5% and 10% of the share amount, not the full market value.

Based on a full property value of £220,000, this means a 5% deposit for a 40% share (£88,000) may be as little as £4400.

This makes shared ownership much more accessible compared with the costs you'd pay through traditional purchase methods.

You then pay mortgage payments based on your share and below-market value rent on the remainder. As you purchase larger shares of the property through staircasing, your rent goes down and your mortgage payments go up.



Exhall Meadow Site Plan

 **The Pixton**
2 Bed End-Terrace House
Plots 82 & 84

 **The Pixton**
2 Bed Mid-Terrace House
Plots 83



The Pixton

Plots 82, 83 & 84

2 Bed Terrace House

The Pixton is a modern two bed terrace home consisting of a front aspect well appointed modern kitchen/dining layout. The spacious living area with rear door allowing in plenty of light and easy access to the garden. Upstairs there are two bedrooms and a modern bathroom suite fitted.



Key Features

Kitchen

- Modern fitted kitchen with oven hob & extractor
- Space for washing machine & fridge freezer
- Vinyl flooring


Bathroom

- Modern white suite with shower over bath and shower screen
- Contemporary
- Vinyl flooring

General

- Turfed rear garden
- Excellent transport links to Bedworth, Coventry, Rugby & Nuneaton
- Within easy reach of major roads

For further information
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**

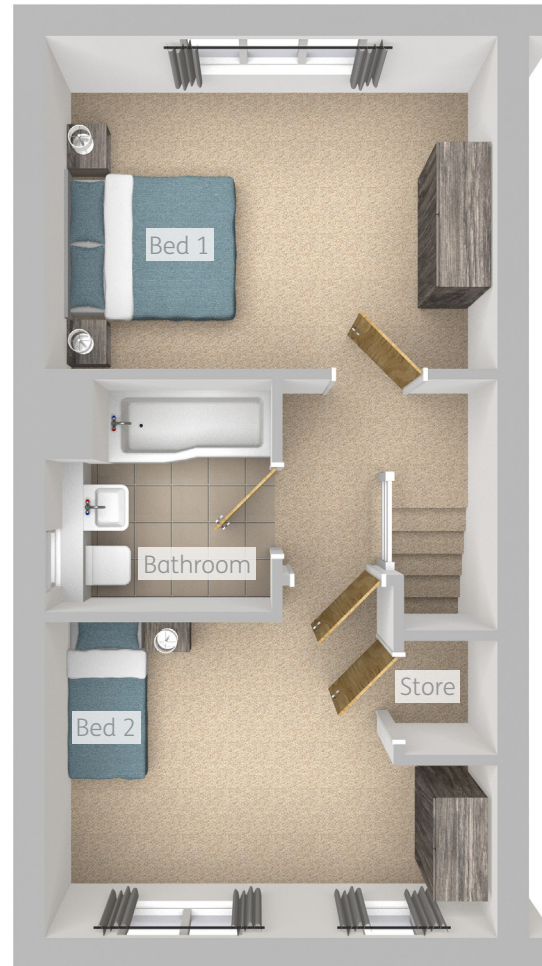
The Pixton

Plots 82, 83 & 84

2 Bed Terrace House



Ground floor



First floor

Ground Floor

Kitchen/dining	3.82m x 3.25m	12'6" x 10' 8"
Living	4.20m x 3.41m	13'9" x 11' 2"

First Floor

Bedroom 1	4.20m x 3.11m	13'9" x 10' 3"
Bedroom 2	4.20m x 2.95m	13'9" x 9' 8"
Bathroom	2.17m x 2.08m	7'1" x 6' 510"

Total Floor Area: 71.47m² - 769.26 sq.ft

Room dimensions shown above are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. whg reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice.

Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

For further information
contact the Sales Team

📞 0300 555 6666

@ sales@whgrp.co.uk

Exhall Meadow

Price List



Plot No	The Pixton - 2 Bedroom Terrace House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 82	2 Merestone Way, Coventry, CV7 9QE	£252,500	£101,000	£347.18
Plot 83	4 Merestone Way, Coventry, CV7 9QE	£250,000	£100,000	£343.75
Plot 84	6 Merestone Way, Coventry, CV7 9QE	£252,500	£101,000	£347.18

Please note:

Prices and dates quoted above where correct at the time of going to print, whg reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.



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