



# Specification

We give you so much more

**Brindley Edge**

Stockley Road, Hawkesbury Village, Longford, CV6 6QY | 01234 958310

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# Brindley Edge

## Coventry

### We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.



### Kitchen

	2 bedroom The Harcourt The Hardwick The Cartwright			3 bedroom The Eveleigh The Mountford The Elmslie The Becket The Mlyne Plus					4 bedroom The Grainger The Pembroke	
Symphony Konzept range kitchen	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■		■			■
Hob (60cm) with built-in single under oven, with stainless steel splashback	■	■	■	■	■	■	■	■	■	■

### Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware suite	■	■	■	■	■	■	■	■	■	■
Shower tray with glass enclosure in en suite				■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom				■	■	■	■	■	■	■
Shower over the bath with glass panel screen	■	■	■							
Porcelanosa tiling around bath (up to 450mm) with splash back above sink (applicable to bathroom only)				■	■	■	■	■	■	■
Full height Porcelanosa tiling around bath with splash back above sink	■	■	■							
Full height Porcelanosa tiling to shower cubicle walls and splash back above sink (applicable to en suite only)				■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

### Doors and Windows

	2 bedroom The Harcourt The Hardwick The Cartwright			3 bedroom The Eveleigh The Mountford The Elmslie The Becket The Mlyne Plus					4 bedroom The Grainger The Pembroke	
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector	■	■	■	■	■	■	■	■	■	■
Aerial point to lounge	■	■	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■
Front porch light and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided	■	■	■	■	■	■	■	■	■	■
BT Openreach fibre optic connection	■	■	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)				■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■
EV charging point	■	■	■	■	■	■	■	■	■	■

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

When you have finished with this leaflet please recycle it.

Linden Homes, Countryside Partnerships East Midlands region  
3 Smith Way, Grove Park, Leicester, Leicestershire LE19 1SX. T: 0116 282 1100

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