



LIONCOURT
HOMES



THE ALDER

3 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan kitchen/family/dining room | Spacious living room with glazed doors to the garden
Utility room off the kitchen with door to the garden | Useful under stairs store
Downstairs cloakroom | Master bedroom with en-suite shower room

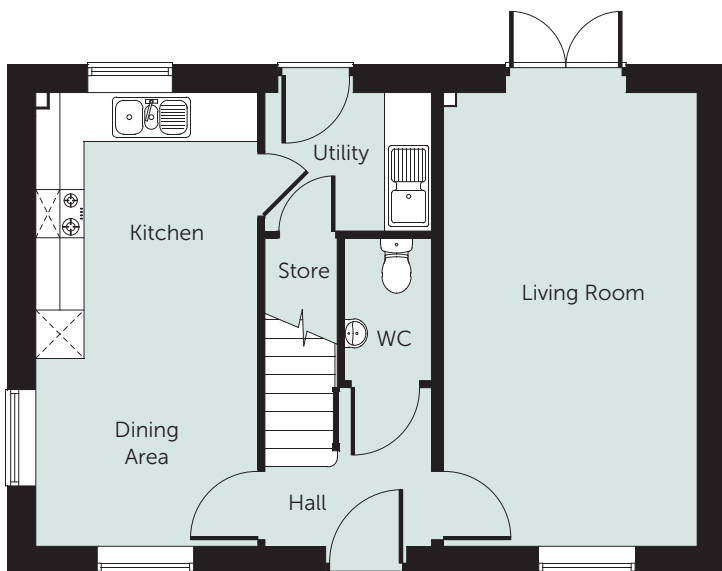
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LIONCOURT
HOMES

THE ALDER

3 bedroom home



Ground Floor

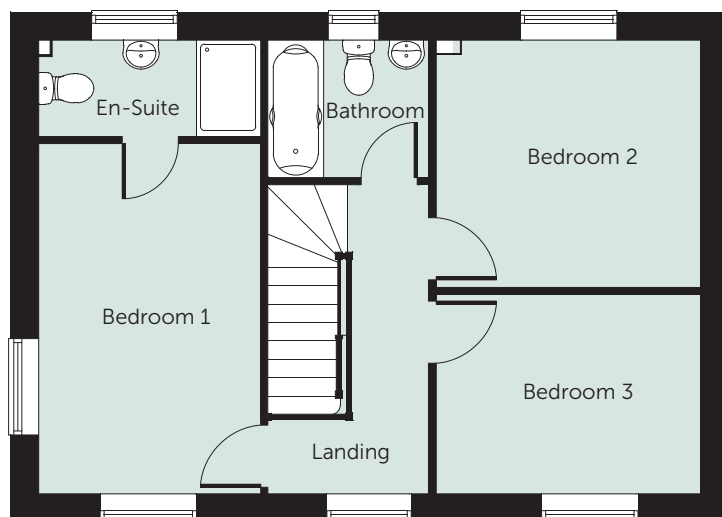
Ground Floor

Kitchen/Family
5.65m x 2.77m (18'7" x 9'1")

Living Room
5.65m x 3.15m (18'7" x 10'4")

Utility Room
1.73m x 2.10m (5'8" x 6'10")

WC
1.75m x 1.11m (5'8" x 3'8")



First Floor

First Floor

Bedroom 1
4.36m x 2.77m (14'4" x 9'1")

En-Suite
1.20m x 2.65m (3'11" x 8'8")

Bedroom 2
3.08m x 3.28m (10'1" x 10'9")

Bedroom 3
2.48m x 3.28m (8'2" x 10'9")

Bathroom
1.71m x 2.00m (5'7" x 6'7")

NB: All dimensions are maximum and may vary from plot to plot

Please note:

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LIONCOURT
HOMES



THE ASH

3 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan dining/kitchen with glazed doors to the garden | Spacious living room
Utility room off the kitchen | Useful under stairs store | Downstairs cloakroom
Master bedroom with en-suite shower room

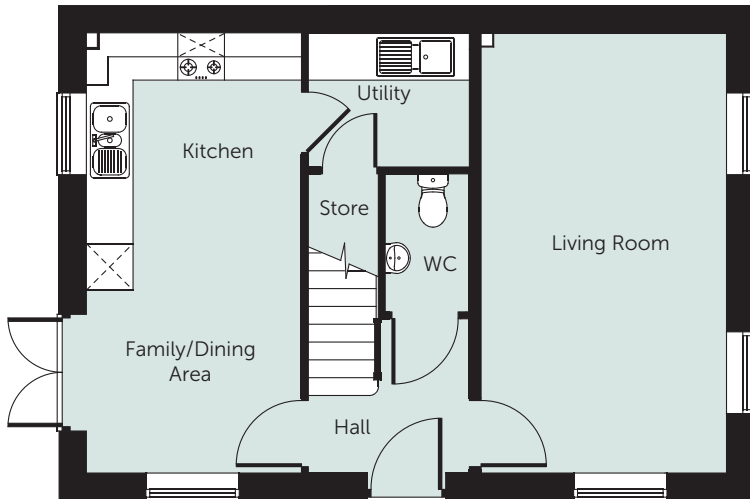
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LIONCOURT
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THE ASH

3 bedroom home



Ground Floor

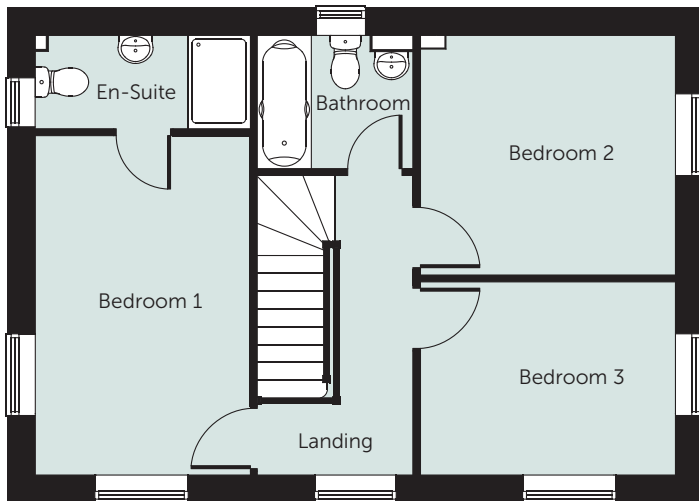
Ground Floor

Kitchen/Family
5.65m x 2.77m (18'7" x 9'1")

Living Room
5.65m x 3.13m (18'7" x 10'7")

Utility Room
1.72m x 2.10m (5'8" x 6'11")

WC
1.78m x 1.01m (5'10" x 3'4")



First Floor

First Floor

Bedroom 1
4.36m x 2.77m (14'4" x 9'1")

En-Suite
1.20m x 2.77m (3'11" x 9'1")

Bedroom 2
3.08m x 3.28m (10'1" x 10'9")

Bedroom 3
2.48m x 3.28m (8'2" x 10'9")

Bathroom
1.71m x 2.00m (5'7" x 6'7")

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LIONCOURT
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THE BEECH

4 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan dining/kitchen | Living room with glazed doors to the garden
Downstairs cloakroom | Utility room off the kitchen with door to the garden
Useful under stairs store | Master bedroom with en-suite shower room

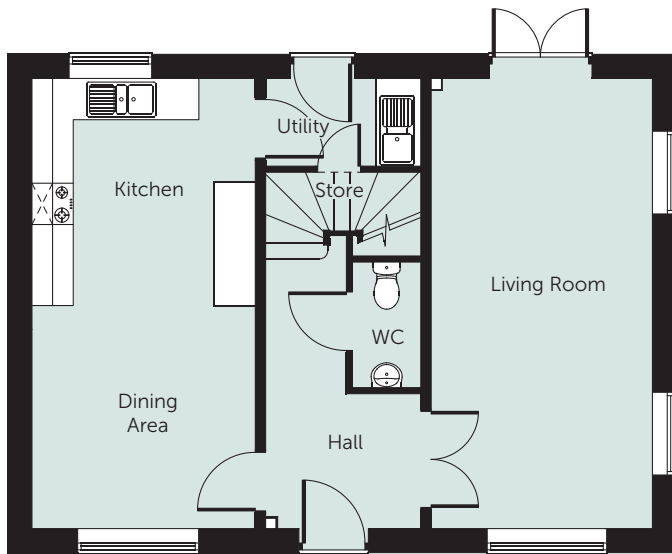
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THE BEECH

4 bedroom home



Ground Floor

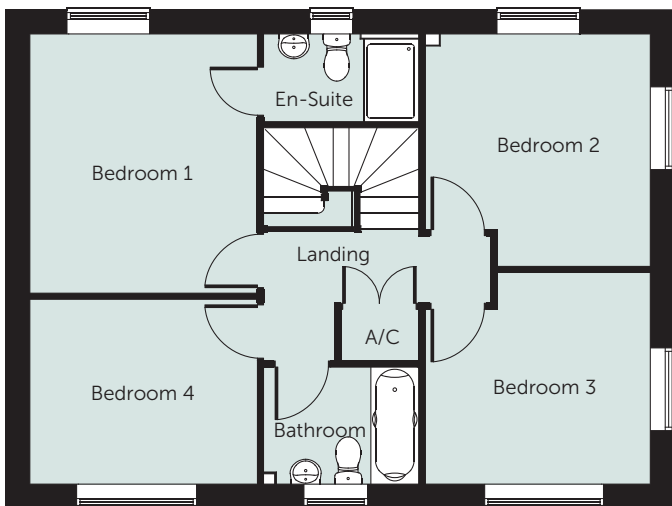
Ground Floor

Kitchen/Dining
6.54m x 3.25m (21'6" x 10'8")

Living Room
6.54m x 3.22m (21'6" x 10'7")

Utility Room
1.28m x 2.26m (4'2" x 7'5")

WC
1.83m x 1.00m (6'0" x 3'3")



First Floor

First Floor

Bedroom 1
3.77m x 3.31m (12'4" x 10'10")

En-Suite
1.28m x 2.26m (4'2" x 7'5")

Bedroom 2
3.38m x 3.27m (11'1" x 10'9")

Bedroom 3
3.08m x 3.27m (10'1" x 10'9")

Bedroom 4
2.69m x 3.31m (8'10" x 10'10")

Bathroom
1.70m x 2.26m (5'7" x 7'5")

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THE CHERRY

3 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan dining/kitchen with glazed doors to the garden | Living room with three windows
Downstairs cloakroom | Useful under stairs store | Master bedroom with en-suite shower room
Well equipped family bathroom

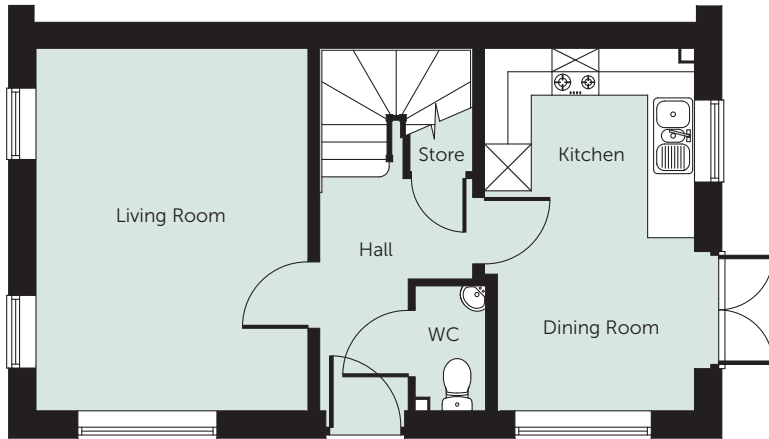
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THE CHERRY

3 bedroom home



Ground Floor

Ground Floor

Kitchen/Dining
2.52m x 4.64m (8'3" x 15'3")

Living Room
3.48m x 4.64m (11'5" x 15'3")

WC
0.90m x 1.60m (3'0" x 5'3")

First Floor

Bedroom 1
3.00m x 2.75m (9'10" x 9'0")

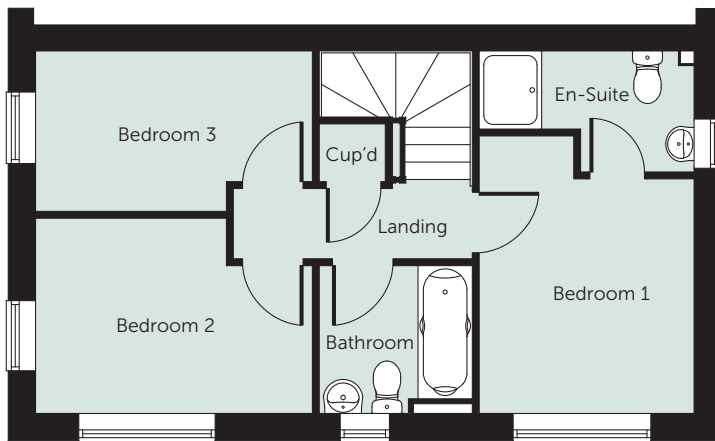
En-Suite
1.55m x 2.75m (5'1" x 9'0")

Bedroom 2
2.50m x 3.55m (8'3" x 11'8")

Bedroom 3
2.05m x 3.55m (6'9" x 11'8")

Bathroom
1.89m x 1.96m (6'3" x 6'5")

NB: All dimensions are maximum
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First Floor

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THE BIRCH

4 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan dining/kitchen with glazed doors to the garden
Living room entered through double doors off the hall | Utility room off the kitchen
Useful under stairs store | Downstairs cloakroom
Master bedroom with en-suite shower room

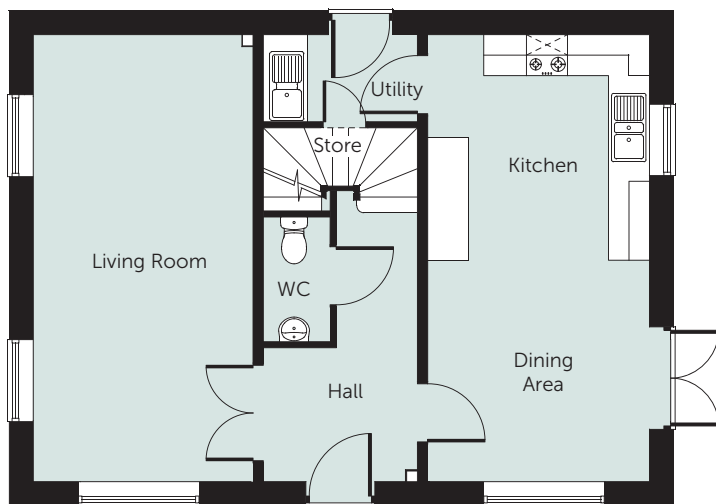
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THE BIRCH

4 bedroom home



Ground Floor

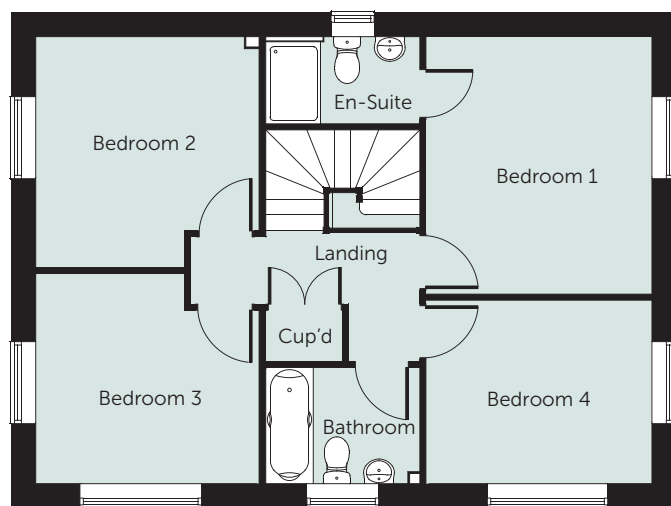
Ground Floor

Kitchen/Dining
6.54m x 3.25m (21'6" x 10'8")

Living Room
6.54m x 3.22m (21'6" x 10'7")

Utility Room
1.28m x 2.26m (4'2" x 7'5")

WC
1.83m x 1.00m (6'0" x 3'3")



First Floor

First Floor

Bedroom 1
3.77m x 3.31m (12'4" x 10'10")

En-Suite
1.28m x 2.26m (4'2" x 7'5")

Bedroom 2
3.38m x 3.27m (11'1" x 10'9")

Bedroom 3
3.08m x 3.27m (10'1" x 10'9")

Bedroom 4
2.69m x 3.31m (8'10" x 10'10")

Bathroom
1.65m x 2.26m (5'5" x 7'5")

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THE GOODWOOD

4 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan kitchen and dining room with French doors to the garden | Living room with walk in bay
Downstairs cloakroom | Integral garage Master bedroom with en-suite shower room
Family bathroom with bath and shower

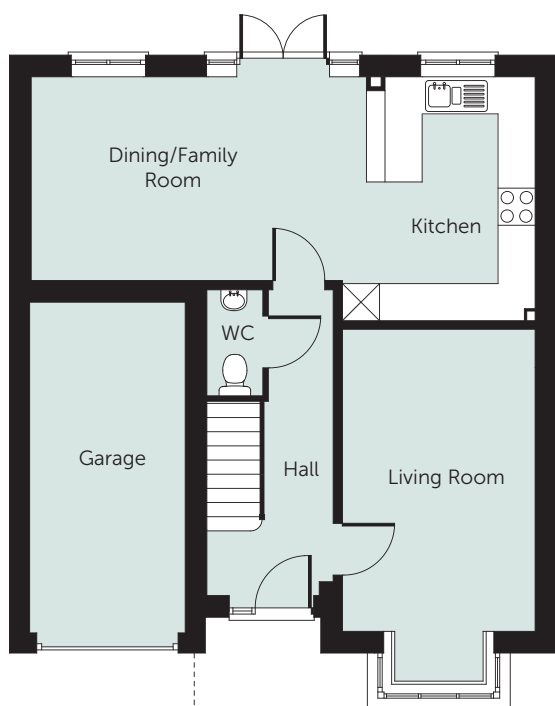
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THE GOODWOOD

4 bedroom home

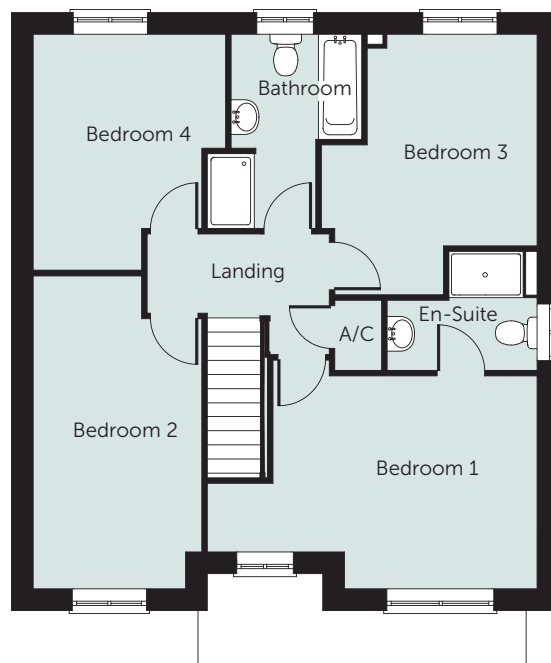


Ground Floor

Kitchen/Dining Room
3.94m x 8.15m (12'11" x 26'8")

Living Room
4.89m x 3.12m (16'0" x 10'3")

WC
1.71m x 0.91m (5'8" x 3'0")



First Floor

Bedroom 1
3.44m x 4.27m (11'4" x 14'0")

En-Suite
1.16m x 2.42m (3'10" x 8'0")

Bedroom 2
5.05m x 2.72m (16'7" x 8'11")

Bedroom 3
4.21m x 3.49m (13'9" x 11'5")

Bedroom 4
3.81m x 3.11m (12'6" x 10'3")

Bathroom
3.18m x 2.11m (10'5" x 6'11")

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THE HAWTHORN

2 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan living/dining room with glazed doors to the garden | Fully fitted kitchen | Downstairs cloakroom
Useful under stairs store | Master bedroom with en-suite shower room
Second double bedroom

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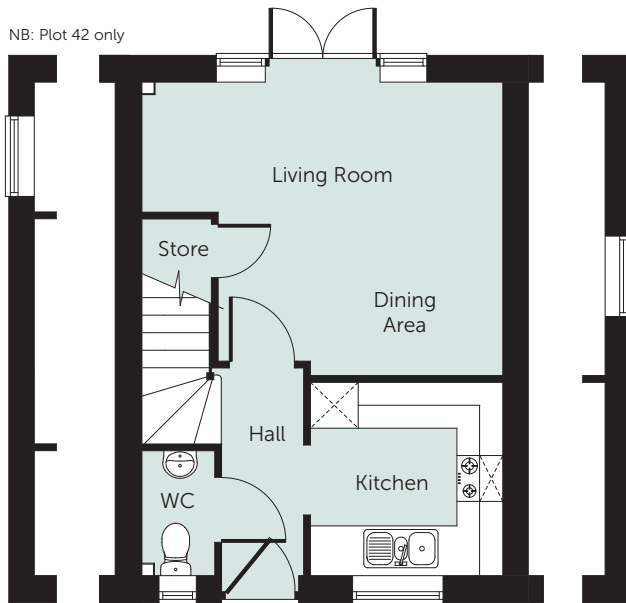


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THE HAWTHORN

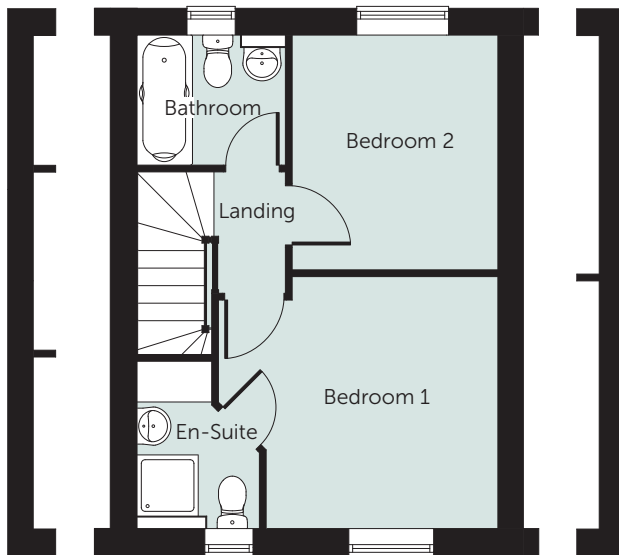
2 bedroom home

NB: Plot 42 only



Ground Floor

NB: Plot 83 only



First Floor

Ground Floor

Kitchen
2.52m x 2.53m (8'4" x 8'3")
Living/Dining
3.84m x 4.71m (12'7" x 15'6")
WC
1.63m x 0.97m (5'4" x 3'2")

First Floor

Bedroom 1
3.29m x 3.65m (10'10" x 12'0")
En-Suite
1.63m x 1.59m (5'4" x 5'3")
Bedroom 2
3.07m x 2.69m (10'1" x 8'10")
Bathroom
1.59m x 2.19m (5'2" x 7'2")

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THE HAZEL

3 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan dining/kitchen with glazed doors to the garden | Front facing living room
Downstairs cloakroom | Master bedroom with en-suite shower room
Well equipped family bathroom | Useful storage cupboard on the landing

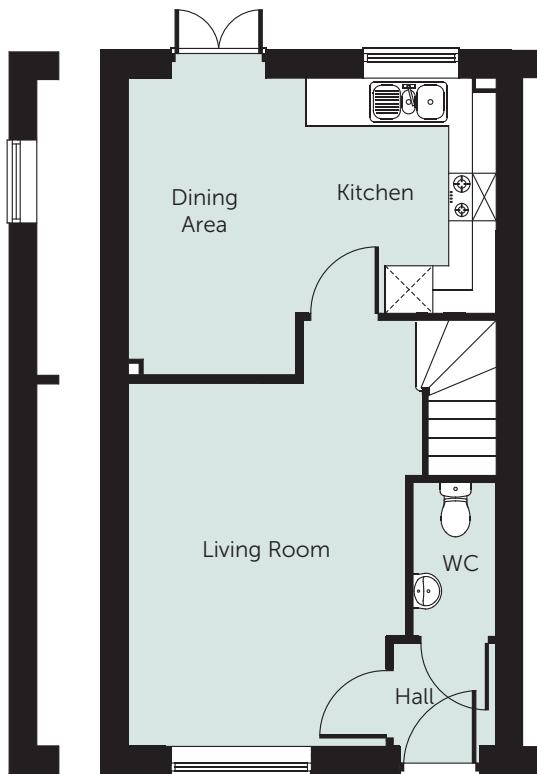
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THE HAZEL

3 bedroom home



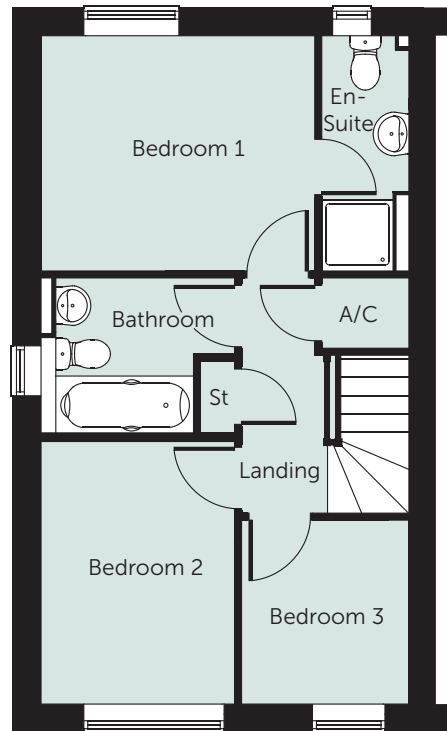
NB: Plot 86 only

Ground Floor

Kitchen/Dining
3.74m x 4.64m (12'3" x 15'3")

Living Room
4.58m x 3.50m (15'0" x 11'6")

WC
1.94m x 1.06m (6'5" x 3'5")



First Floor

Bedroom 1
2.97m x 3.45m (9'9" x 11'4")

En-Suite
2.97m x 1.10m (9'9" x 3'7")

Bedroom 2
3.31m x 2.44m (10'11" x 8'0")

Bedroom 3
2.32m x 2.11m (7'7" x 6'11")

Bathroom
1.96m x 2.44m (6'5" x 8'0")

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THE HOLLY

3 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Front facing fitted kitchen | Living/dining room with French doors to the rear garden
Downstairs cloakroom | Master bedroom with en-suite shower room
Well equipped family bathroom | Store cupboard on the landing

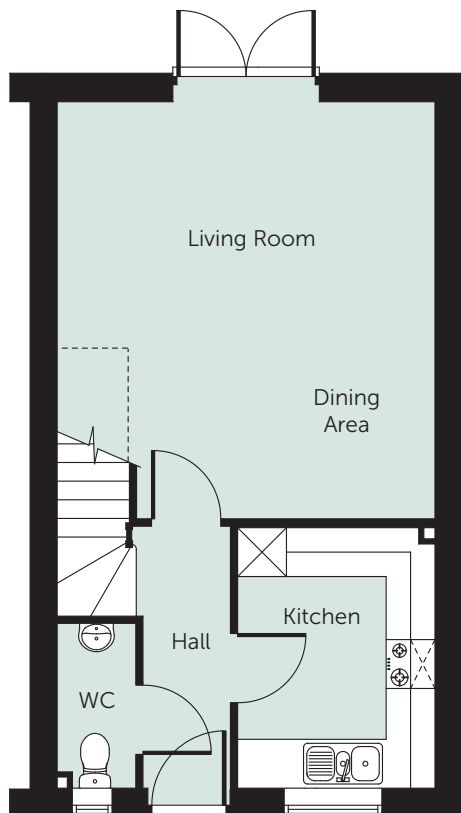
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THE HOLLY

3 bedroom home

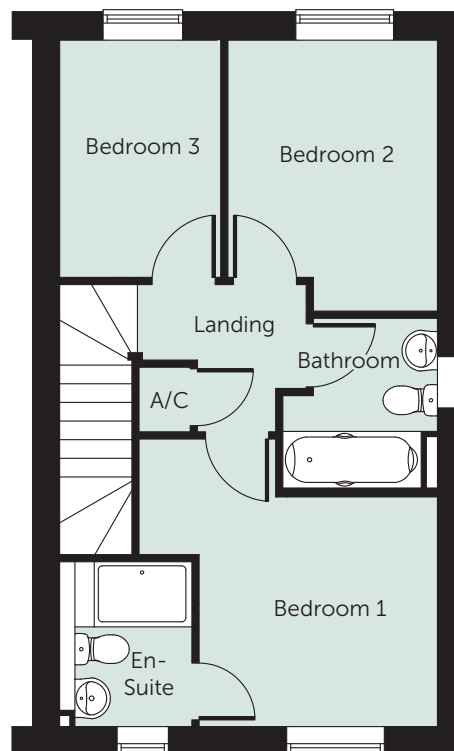


Ground Floor

Kitchen
3.20m x 2.43m (10'6" x 8'0")

Living/Dining Room
5.12m x 4.64m (16'10" x 15'3")

WC
2.03m x 0.97m (6'8" x 3'2")



First Floor

Bedroom 1
3.53m x 3.67m (11'7" x 12'0")

En-Suite
2.03m x 1.63m (6'8" x 5'4")

Bedroom 2
3.33m x 2.58m (10'11" x 8'5")

Bedroom 3
2.91m x 1.98m (9'7" x 6'6")

Bathroom
2.09m x 1.90m (6'10" x 6'3")

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LIONCOURT
HOMES



THE LIME

4 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Separate fully fitted kitchen | Living/dining room with glazed doors to the garden
Downstairs cloakroom | Attached garage with door to the garden
Master suite with en-suite shower room and Juliet balcony
Well equipped family bathroom

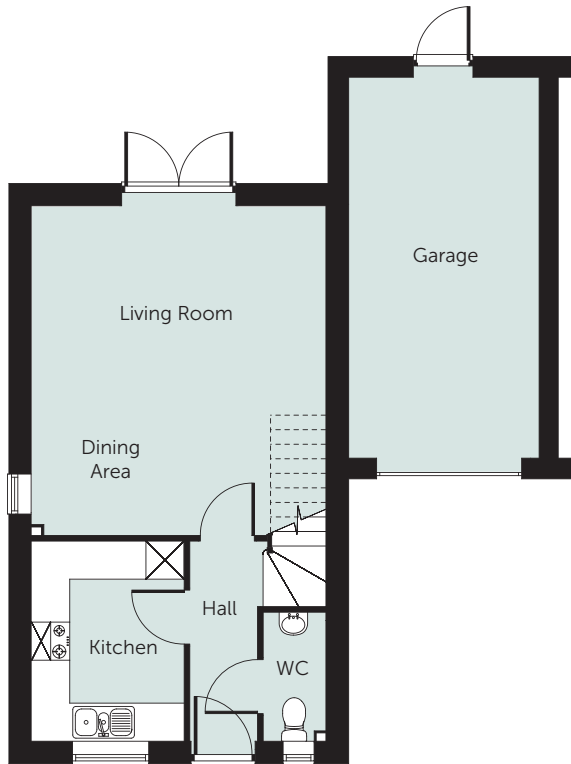
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THE LIME

4 bedroom home

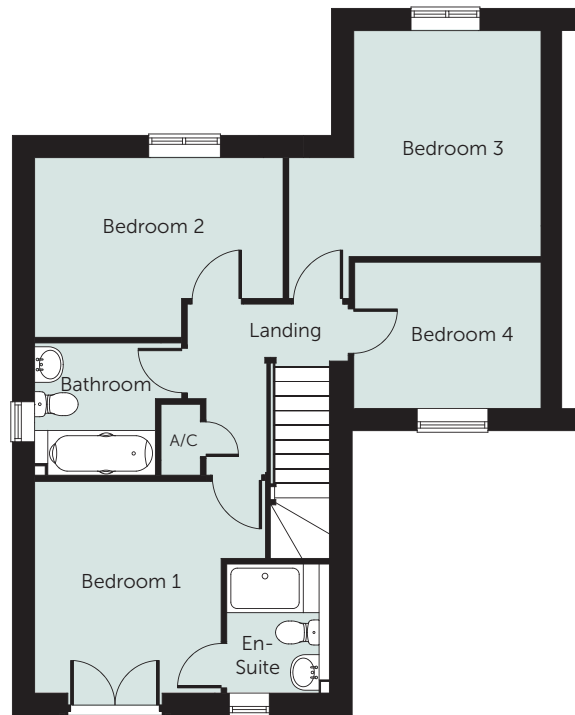


Ground Floor

Kitchen
3.15m x 2.41m (10'4" x 7'11")

Living/Dining Room
5.19m x 4.64m (17'0" x 15'3")

WC
2.03m x 0.99m (6'8" x 3'3")



First Floor

Bedroom 1
3.34m x 2.94m (11'0" x 9'8")

En-Suite
2.03m x 1.62m (6'8" x 5'4")

Bedroom 2
2.82m x 3.93m (9'3" x 12'10")

Bedroom 3
3.57m x 2.94m (11'9" x 9'8")

Bedroom 4
2.29m x 2.94m (7'6" x 9'8")

Bathroom
2.09m x 1.89m (6'10" x 6'2")

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LIONCOURT
HOMES



THE OAK

4 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan kitchen/family room with French doors to the garden | Separate dining room with walk in bay
Living room with French doors to the garden and walk in bay | Utility room with door to the outside
En-suite shower rooms to first and second bedrooms | Family bathroom with bath and shower

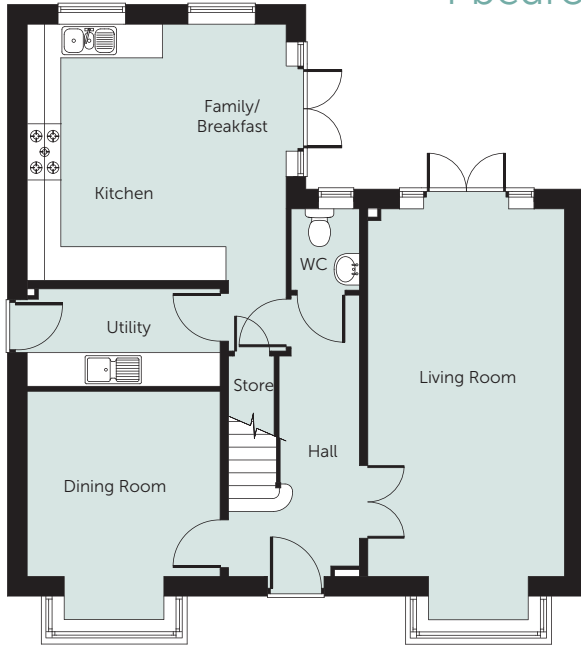
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THE OAK

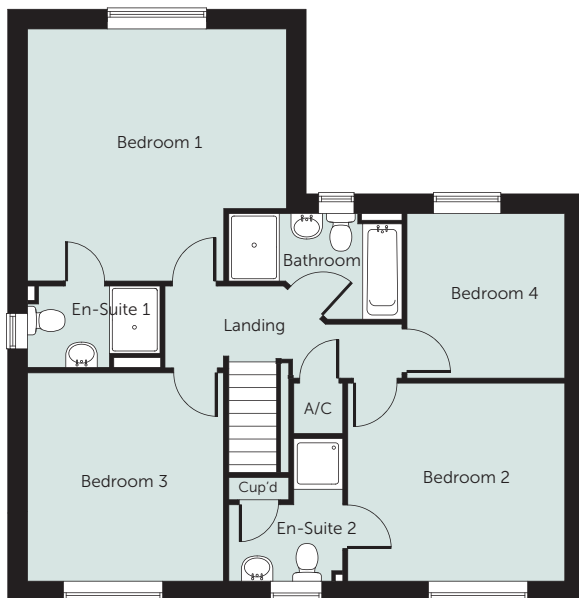
4 bedroom home



Ground Floor

Ground Floor

- Kitchen/Family
4.56m x 4.62m (15'0" x 15'2")
- Living Room
6.55m x 3.51m (21'6" x 11'6")
- Dining Room
3.30m x 3.44m (10'10" x 11'3")
- Utility Room
1.74m x 3.44m (5'8" x 11'3")
- WC
1.45m x 1.22m (4'9" x 4'0")



First Floor

First Floor

- Bedroom 1
4.49m x 4.62m (14'9" x 15'2")
- En-Suite 1
1.45m x 2.35m (4'9" x 7'9")
- Bedroom 2
3.53m x 3.86m (11'7" x 12'8")
- En-Suite 2
2.51m x 2.04m (8'3" x 6'9")
- Bedroom 3
3.71m x 3.49m (12'2" x 11'6")
- Bedroom 4
2.93m x 2.81m (9'8" x 9'3")
- Bathroom
1.88m x 3.09m (6'2" x 10'2")

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LIONCOURT
HOMES



THE WALNUT

4 bedroom home

Poppy Fields, Haslucks Green Road, Shirley, B90 2EL

Open plan kitchen/family room and sun lounge with bi-fold doors to the garden | Living room with walk in bay and double doors to the hall and the sun lounge | Separate dining room with walk in bay
Utility room with door to the outside | En-suite shower rooms to first and second bedrooms
Family bathroom with bath and shower

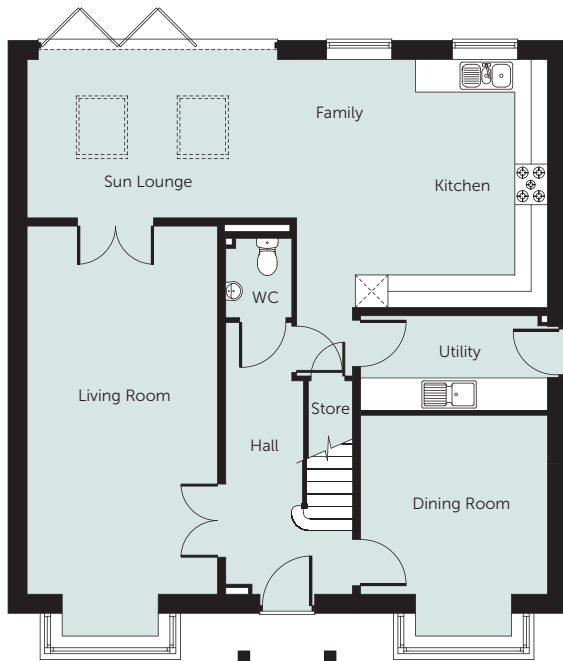
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LIONCOURT
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THE WALNUT

4 bedroom home



Ground Floor

Kitchen/Family
4.57m x 4.62m (15'0" x 15'2")

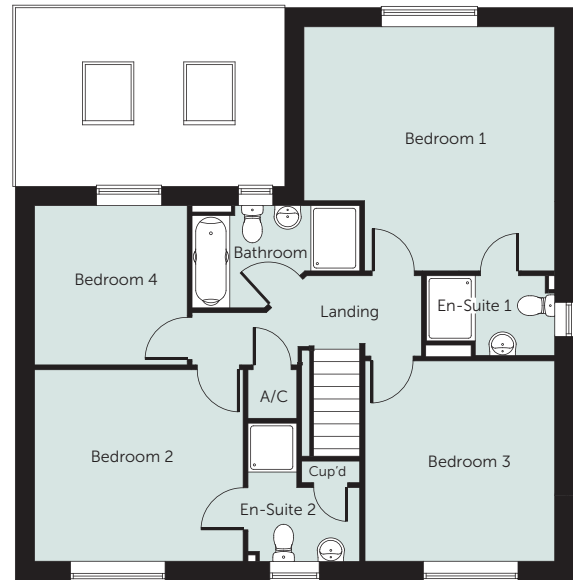
Living Room
6.78m x 3.50m (22'2" x 11'6")

Dining Room
3.29m x 3.44m (10'10" x 11'3")

Sun Lounge
2.92m x 4.96m (9'7" x 16'3")

Utility Room
1.75m x 3.44m (5'9" x 11'3")

WC
1.46m x 1.22m (4'10" x 4'0")



First Floor

Bedroom 1
4.49m x 4.62m (14'9" x 15'2")

En-Suite 1
1.47m x 2.36m (4'10" x 7'9")

Bedroom 2
3.53m x 3.85m (11'7" x 12'8")

En-Suite 2
2.55m x 2.06m (8'4" x 6'9")

Bedroom 3
3.69m x 3.49m (12'1" x 11'6")

Bedroom 4
2.93m x 2.81m (9'8" x 9'3")

Bathroom
1.88m x 3.09m (6'2" x 10'2")

NB: All dimensions are maximum
and may vary from plot to plot

Please note:

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for precise details of the finish and specifications of your chosen home.



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Open plan dining/kitchen with walk-in bay window | Living room with glazed doors to the garden
Downstairs cloakroom | Useful under stairs store | Well equipped family bathroom
Top floor master suite with en-suite shower room

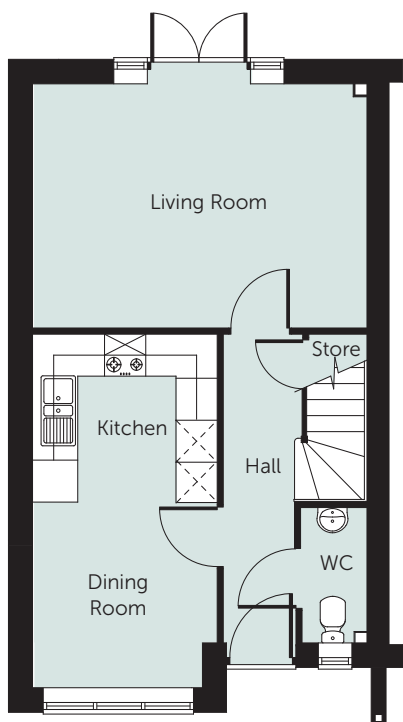
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LIONCOURT
HOMES

THE WILLOW

4 bedroom home

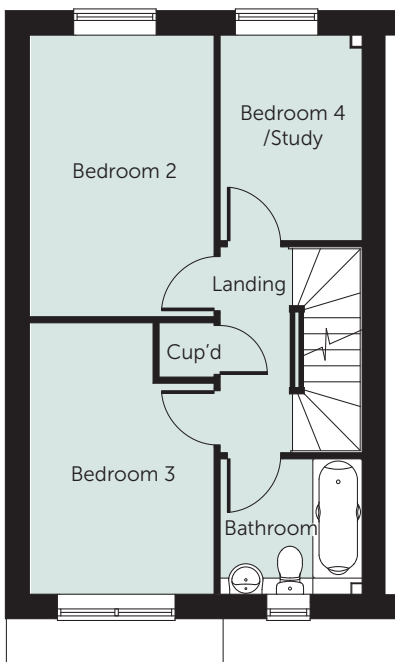


Ground Floor

Kitchen/Dining
5.04m x 2.68m (16'6" x 8'10")

Living Room
3.50m x 4.84m (11'6" x 15'11")

WC
1.94m x 0.94m (6'5" x 3'1")



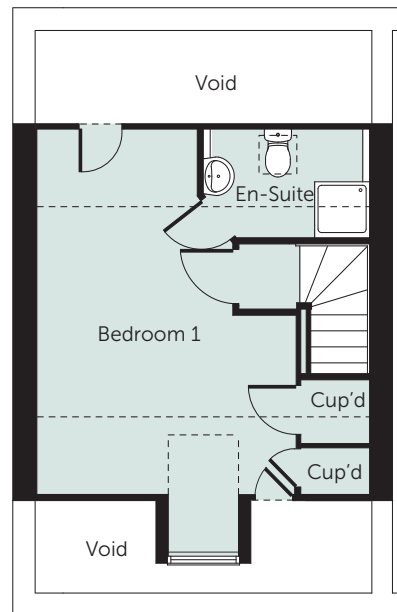
First Floor

Bedroom 2
4.02m x 2.69m (13'3" x 8'10")

Bedroom 3
3.88m x 2.69m (12'9" x 8'10")

Bedroom 4/Study
2.94m x 2.07m (9'8" x 6'10")

Bathroom
1.94m x 2.08m (6'4" x 6'10")



Second Floor

Bedroom 1
6.04m x 4.84m (19'10" x 15'11") max

En-Suite
1.56m x 2.42m (5'2" x 7'11")

NB: All dimensions are maximum
and may vary from plot to plot

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