



Warwick Gardens

Hall Green

 KINGSWOOD
HOMES

About Kingswood Homes

Kingswood Homes is a residential development company which specialises in building high quality practical homes in the Midlands.

All our homes small or large are built with the same high level of quality finish and attention to detail.

Choosing the right location for our developments is essential and great care is taken in the selection of each developments location.

Kingswood Homes properties are designed for living so each property is carefully designed to ensure that the layout is practical and enjoyable place to live.

Our homes are designed for life so each property is constructed using traditional approaches to construction with proven building techniques, craftsmanship and materials.

We take a bespoke approach to all of our sites to create distinctive properties, that truly stand out from the crowd, whilst all developments are unique, they all share the core Kingswood principles of expert design and high quality craftsmanship.

We build all over the Midlands including, Warwickshire, West Midlands, Worcestershire, Leicestershire, Staffordshire and some selected sites in the South West.





St Micheals Gate, Baddesley Clinton



Forresters Edge, Sutton Coldfield



Arden Gate, Bentley Heath



Arden Gate, Bentley Heath

Introducing Warwick Gardens

Warwick Gardens offers the opportunity to own an individually designed, brand new home in Hall Green only 5 miles from Birmingham City Centre and 5 miles from Solihull Town Centre.

Set on Harewood Close just off Tixall Road in Hall Green, this exciting new development of 6 new detached and semi-detached homes boast an energy efficient, bespoke specification that include high quality en-suite bathrooms and spacious living areas.

Each property includes a high level of finish complete with a professionally designed contemporary kitchen including Quartz work surfaces, integrated appliances and contemporary finishes.

Benefiting from an existing mature tree line to the surrounding roads and streets, the rear gardens of the six properties each boast a patio area, planting and a lawn to offer the chance of relaxation in a pleasant and charming setting.

Warwick Gardens

Hall Green,
Birmingham
B28 0BQ



Superbly specified kitchen



Light and inviting hallway



Gardens with patio area



High quality bathrooms

An exciting new development of
6 detached and semi-detached homes



Site Layout

Warwick Gardens is an attractive development of 6 detached and semi-detached homes.

Plots 1, 2, 5 and 6 each consist of four bedrooms whilst Plot 3 and Plot 4 offer three bedrooms.


**Warwick
Gardens**
Hall Green

Plot 1

Plot 2

Plots 3 & 4



Plot 5

Plot 6





Existing Housing

Existing Housing

Plot 5

Plot 4

Plot 6

Plot 3

Existing Housing

Plot 2

Plot 1

Existing Housing

Train Line

Harewood Close

Plot 1

4 bedroom detached



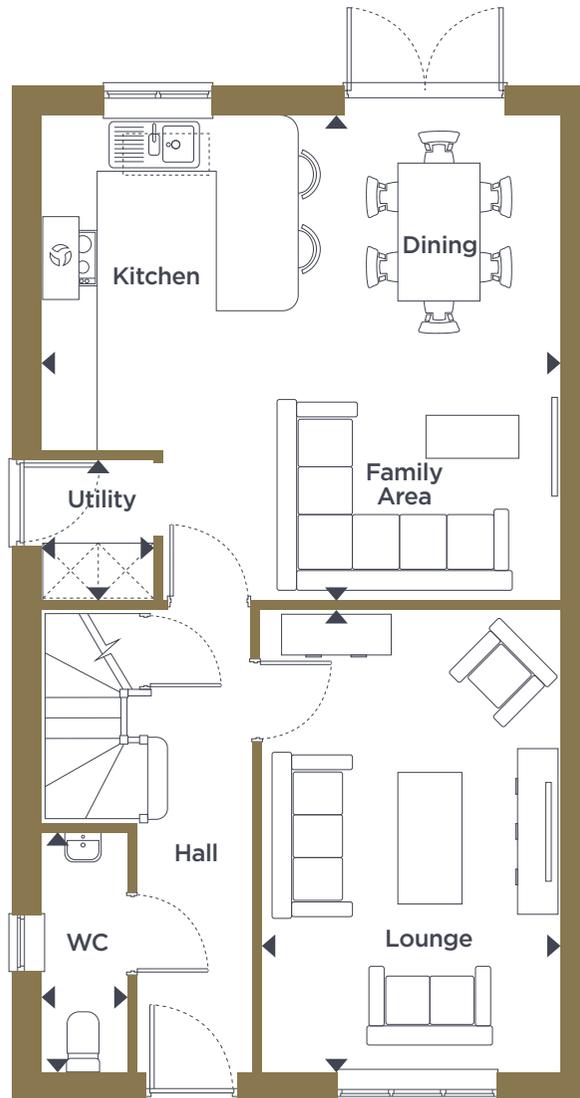
Ground floor

**Kitchen / Dining
Family Area**
5.718m x 5.293m
18' 7" x 17' 3"

Utility
1.547m x 1.260m
5' 07" x 4' 1"

Lounge
3.293m x 5.041m
10' 8" x 16' 5"

WC
2.638m x 0.974m
8' 6" x 3' 1"



First floor

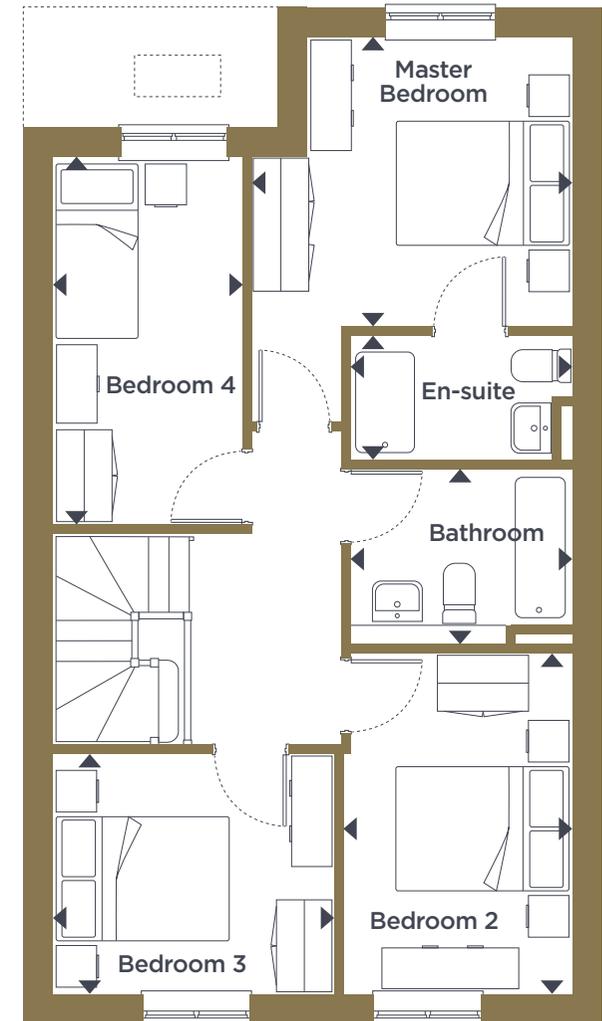
Master Bedroom
3.535m x 3.175m
11' 5" x 10' 4"

Master En-suite
2.471m x 1.367m
8' 1" x 4' 4"

Bedroom 2
2.537m x 3.730m
8' 3" x 12' 2"

Bedroom 3
3.106m x 2.640m
10' 1" x 8' 6"

Bedroom 4
2.108m x 4.024m
6' 9" x 13' 2"



Plots 2 & 6

4 bedroom detached



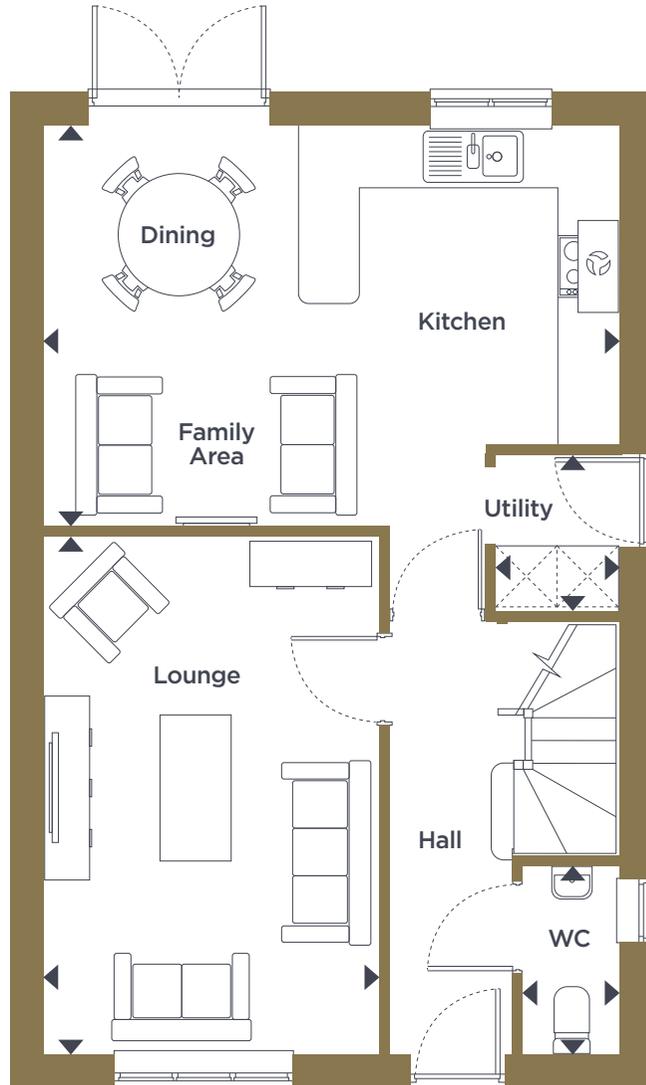
Ground floor

Kitchen / Dining Family Area
5.714m x 3.939m
18' 7" x 12' 9"

Utility
0.254m x 0.556m
0' 8" x 1' 8"

Lounge
3.429m x 5.088m
11' 2" x 16' 6"

WC
1.872m x 0.987m
6' 1" x 3' 2"



First floor

Master Bedroom
3.024m x 3.476m
9' 9" x 11' 4"

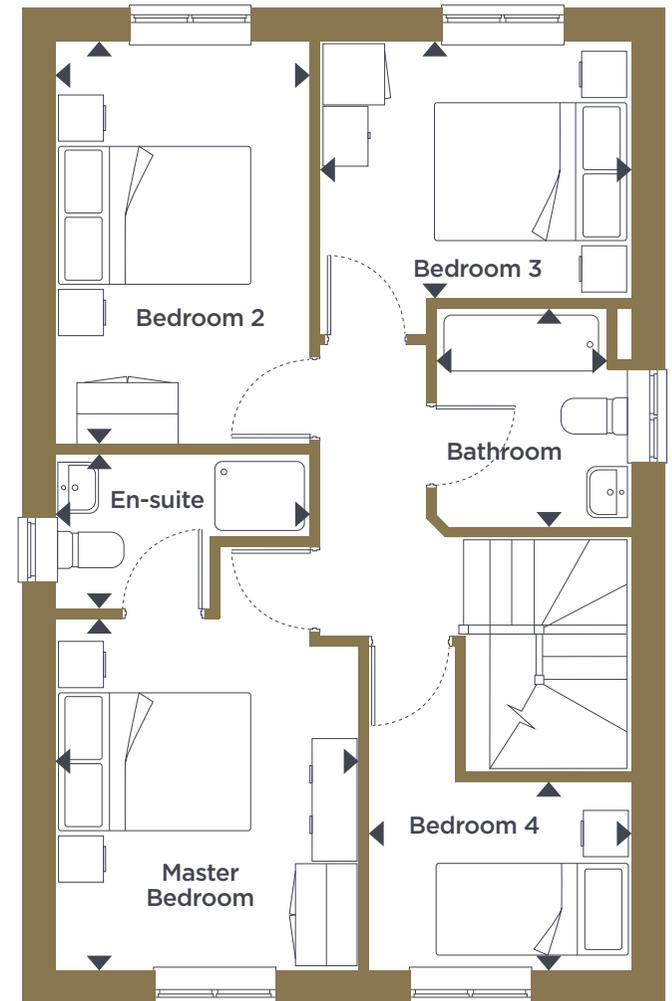
Master En-suite
1.525m x 2.551m
5' 0" x 8' 3"

Bedroom 2
2.551m x 3.977m
8' 3" x 13' 0"

Bedroom 3
3.088m x 2.539m
10' 1" x 8' 3"

Bedroom 4
2.616m x 1.872m
8' 5" x 6' 1"

Bathroom
2.175m x 1.946m
7' 1" x 6' 3"



Plots 3 & 4

3 bedroom semi-detached

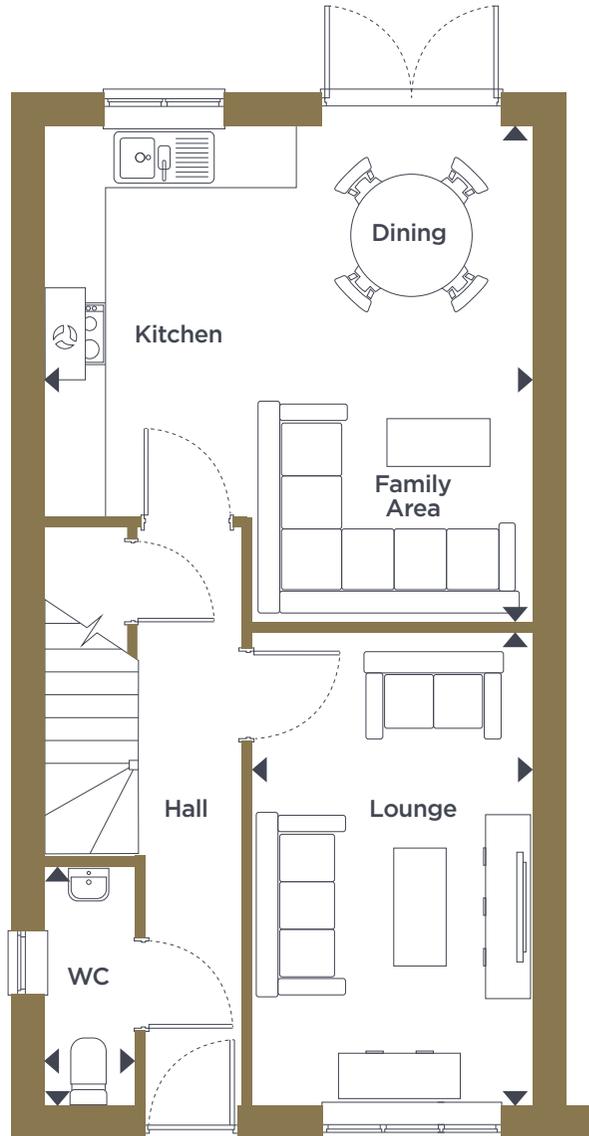


Ground floor

Kitchen / Dining Family Area
4.851 x 4.876m
15' 9" x 15' 9"

Lounge
2.813m x 4.652m
9' 2" x 15' 2"

WC
2.376m x 0.943m
7' 7" x 3' 1"



Please Note:
The floor plan for Plot 4 is a mirror image to the one shown.

First floor

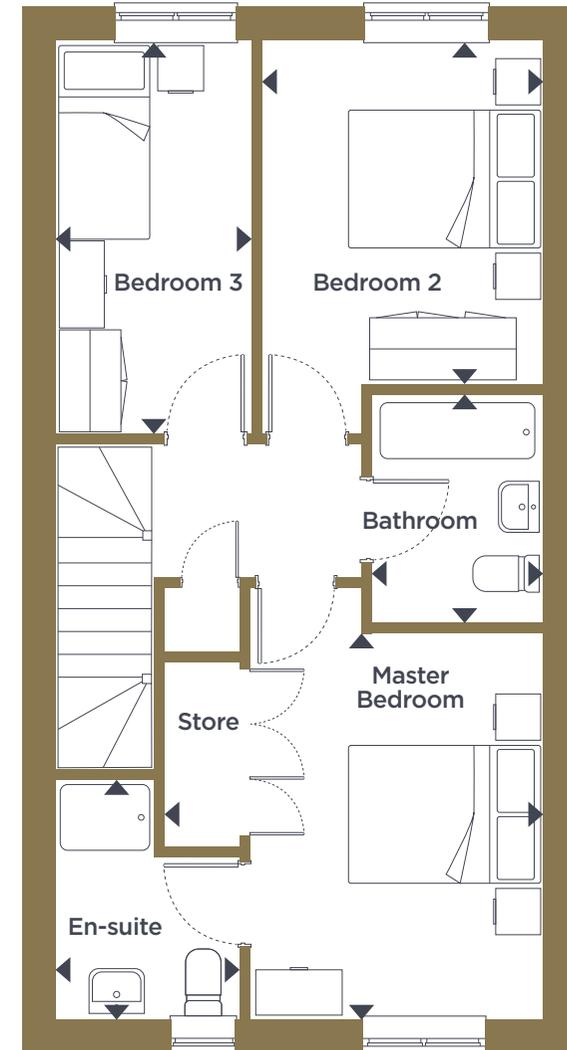
Master Bedroom
3.791m x 3.788m
12' 4" x 12' 4"

Master En-suite
2.375m x 1.837m
7' 7" x 6' 0"

Bedroom 2
2.814m x 3.404m
9' 2" x 11' 1"

Bedroom 3
1.962m x 3.894m
6' 4" x 12' 7"

Bathroom
2.275m x 1.738m
7' 4" x 5' 7"

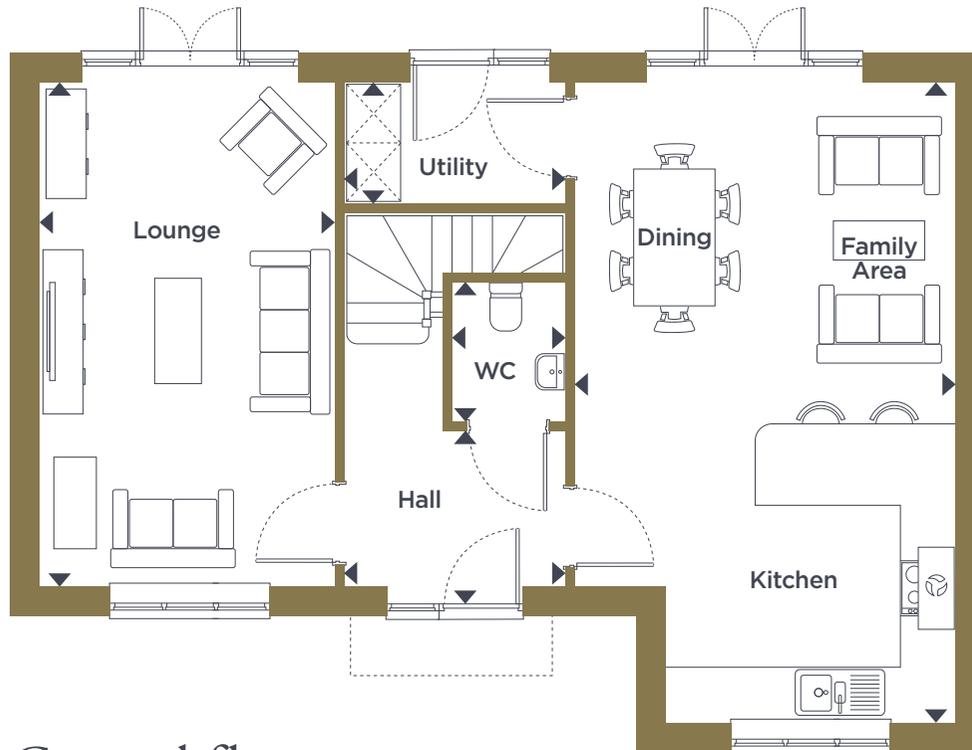


Plot 5

4 bedroom detached
(with detached garage)



Plot 5



Ground floor

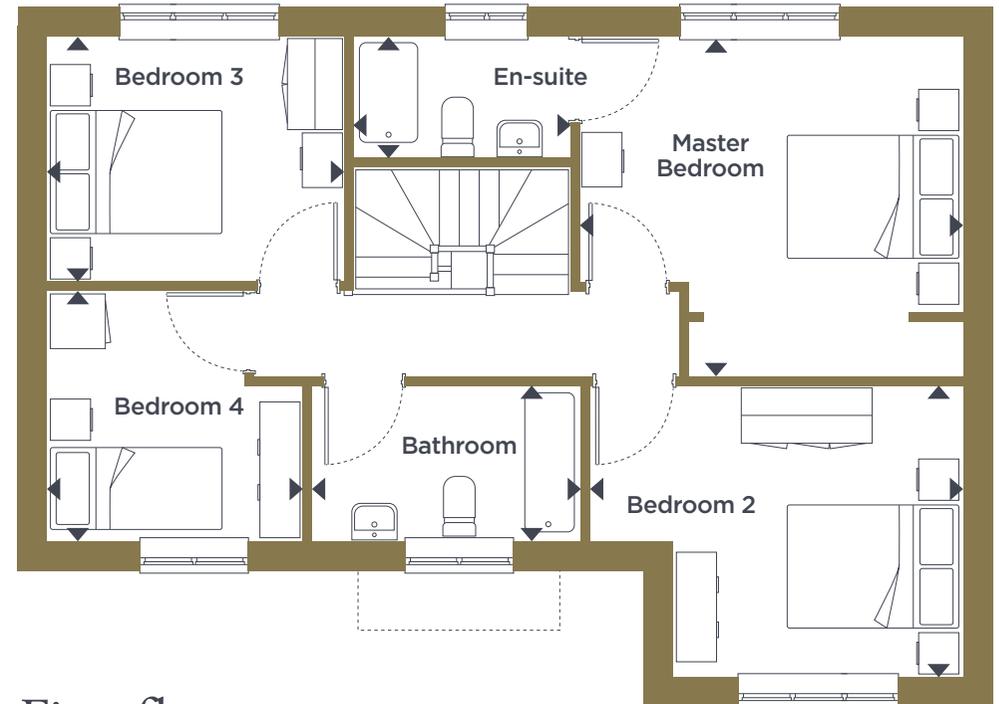
Hall
2.540m x 1.738m
8' 3" x 5' 7"

**Kitchen / Dining
Family Area**
4.225m x 7.050m
13' 8" x 23' 1"

Lounge
3.275m x 5.560m
10' 7" x 18' 2"

Utility
2.450m x 1.340m
8' 3" x 4' 3"

WC
1.232m x 1.570m
4' 4" x 5' 1"



First floor

Master Bedroom
4.262m x 3.747m
13' 9" x 12' 2"

Bedroom 2
4.152m x 3.228m
13' 6" x 10' 5"

Master En-suite
2.425m x 1.351m
7' 9" x 4' 4"

Bedroom 3
3.313m x 2.713m
10' 8" x 8' 9"

Bedroom 4
2.853m x 2.772m
9' 3" x 9' 1"

Garage

2.8m x 5.685m
9' 1" x 18' 6"
(internal)

A superb specification

Our high level of building standards are perfectly complemented with a striking level of detail in specification throughout the property.

Each property boasts a master bedroom with an en-suite bathroom that includes full height ceramic tiling, vanity storage units and chrome finishes.

The quality and detailed finish is found throughout the professionally designed contemporary kitchen which include Quartz work surfaces and integrated appliances.

The sense of quality continues through the property with ceramic floor tiling layed across the ground floor, whilst the lounge, stairway and bedrooms include a luxury carpet.

All internal doors are made from a solid core Oak veneer with chrome door furniture and chrome sockets and switches are specified throughout.

Kitchen

- Professionally designed contemporary kitchen (colour choice available).
- Quartz work surfaces to kitchen and utility.
- Stainless steel one and a half bowl under mounted sink with engraved drainer and chrome plated mixer taps.
- Eye level double oven.
- 5 ring burner gas hob and extractor hood, all with stainless steel finish.
- Built in fridge freezer, integrated dishwasher and washing machine.
- All appliances to be NEFF, excluding white goods.



Quartz work surfaces



Eye level double oven



Professionally designed contemporary kitchen



Bathrooms



5 ring burner gas hob



Contemporary extractor hood



Integrated dishwasher

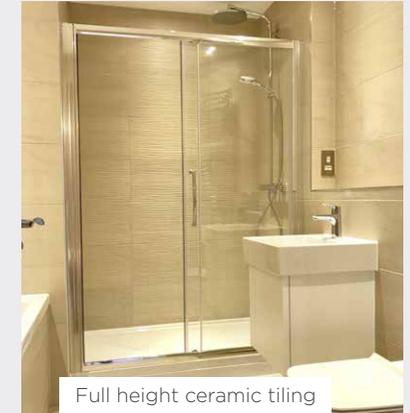
- High quality white sanitaryware with chrome mixer taps to bathroom, en-suite and WC.
- Vanity storage units to bathroom and en-suite.
- Full height ceramic tiling to walls and floors in bathroom/en-suite and WC (splashback only to WC) (choice available from selected range).
- Chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
- Shower cubicles to include shower doors, full height tiling and chrome variable spray adjustment sliding head showers. (additional fixed rain head to bathroom, high power electric shower to en-suite).
- Shaver socket to family bathroom and en-suite.
- Chrome plated towel rails to bathroom and en-suite.



Contemporary styled bath



High quality white sanitaryware



Full height ceramic tiling



Chrome plated towel rails



Chrome mixer taps



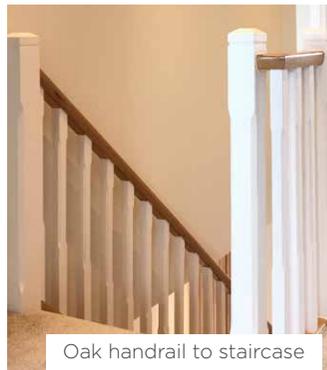
Rain head shower

Internal Finishes

- Oak veneer solid core interior doors with polished chrome door furniture.
- Oak fire doors to habitable rooms with polished chrome door furniture.
- Oak handrail to staircase.
- Ceramic floor tiling to ground floor excluding lounge (choice available from selected range).
- Contemporary ogee or torus skirting and architraves.
- Luxury carpets and underlay to living room, bedrooms, stairs and landing. (colour choice available)
- French patio doors to rear.



Luxury carpets and underlay



Oak handrail to staircase



Polished chrome door furniture



Ceramic floor tiling



Oak veneer solid core interior doors

Electrical Installation

- Chrome sockets and switches throughout.
- Recessed LED down-lighters to hall/kitchen/dining room/landing/WC/bathroom and en-suite.
- Double pendant to living room.
- Under unit lighting to kitchen.
- Dual TV and socket to lounge/dining room and 3 bedrooms.
- Telephone socket to lounge.





100% LED low energy lighting



Energy efficient boiler



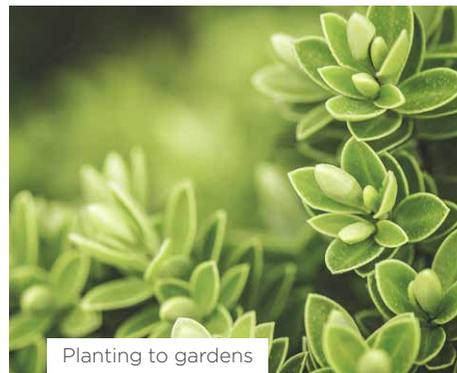
Thermostatic radiator valves



Rear garden with patio and turf



Block paved drive



Planting to gardens

Environmental Details

- 'A' rated kitchen appliances to reduce water and energy use.
- 100% LED low energy lighting.
- Energy efficient A rated combi boiler.
- Energy efficient double glazed UPVC windows and doors throughout.

Security

- Intruder alarm system.
- Multipoint locking system to external doors.
- Full compliance with Part Q of the Building Regulations.

External Details

- Outside water tap.
- Landscaped front garden, patio and turf to rear.
- Block paved drive.
- Composite GRP feature front door.
- Planting to gardens.

Heating

- Thermostatic radiator valves to ground floor and first floor.
- Zoned heating between ground floor and first floor.

Additional Details

- 10 Year ICW Structural Warranty.
- High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in the summer.

Hall Green - the ideal location

Hall Green is located approximately 5 miles to the south of Birmingham City Centre. Hall Green is a leafy suburb of Birmingham bordered by Solihull and Shirley, giving easy access to Touchwood Shopping Centre and Parkgate Shopping Centre.

Only four minutes walk away is Yardley Wood Railway Station, providing simple and speedy transport to Birmingham City Centre. Local shopping is taken care of with shopping areas on Hall Green Parade and Robin Hood Island, as well as a range of supermarkets including Waitrose, Summerfield, Aldi and a 24hr Tesco all close by.

Numerous primary and secondary schools, rated 'good' or 'outstanding', can be found within the local area as well as numerous green spaces providing beautiful areas for relaxation.

A short drive is all it takes to get to the M42 motorway Junction 4, giving quick access to Birmingham Airport and Birmingham International train station.



Birmingham City Centre



Touchwood Shopping Centre, Solihull

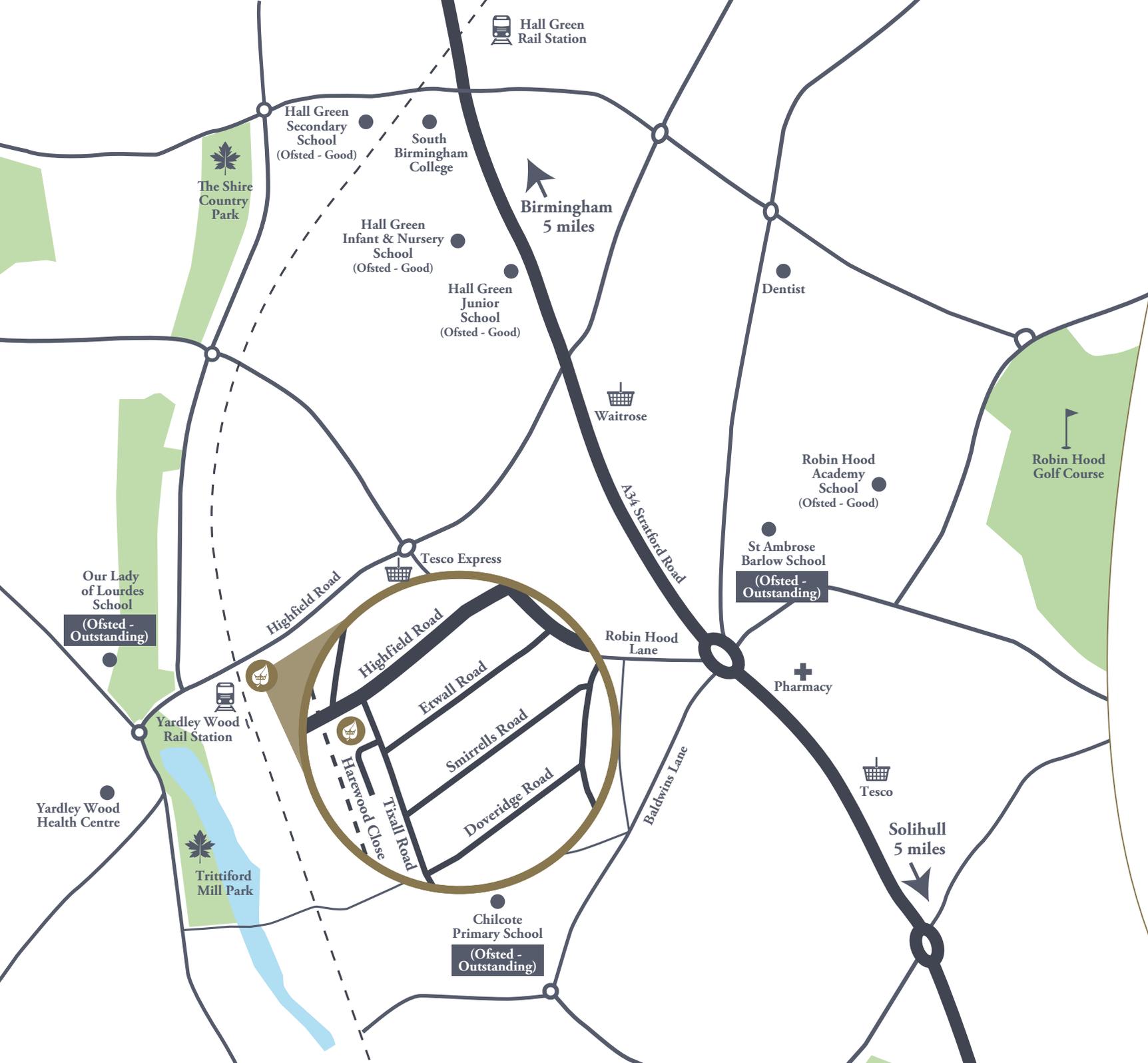


Solihull Town Centre



Local parks nearby





By foot

- Yardley Wood Train Station - 4 mins
- Tesco Express - 5 mins
- Waitrose - 20 mins
- Our Lady of Lourdes School (Ofsted Outstanding) - 13 mins
- Chilcote Primary School (Ofsted Outstanding) - 15 mins
- St Ambrose Barlow School (Ofsted Outstanding) - 25 mins

By road

- Birmingham City Centre - 20 mins
- Solihull Town Centre - 15 mins
- Birmingham Airport - 20 mins
- NEC - 20 mins
- M42 Junction 4 - 15 mins

By rail

- Birmingham Moor Street - 15 mins
- Solihull - 25 mins
- Stratford Upon Avon - 35 mins

Our construction guarantee

With every property comes peace of mind courtesy of the 10 year ICW structural warranty that we provide with every purchase.

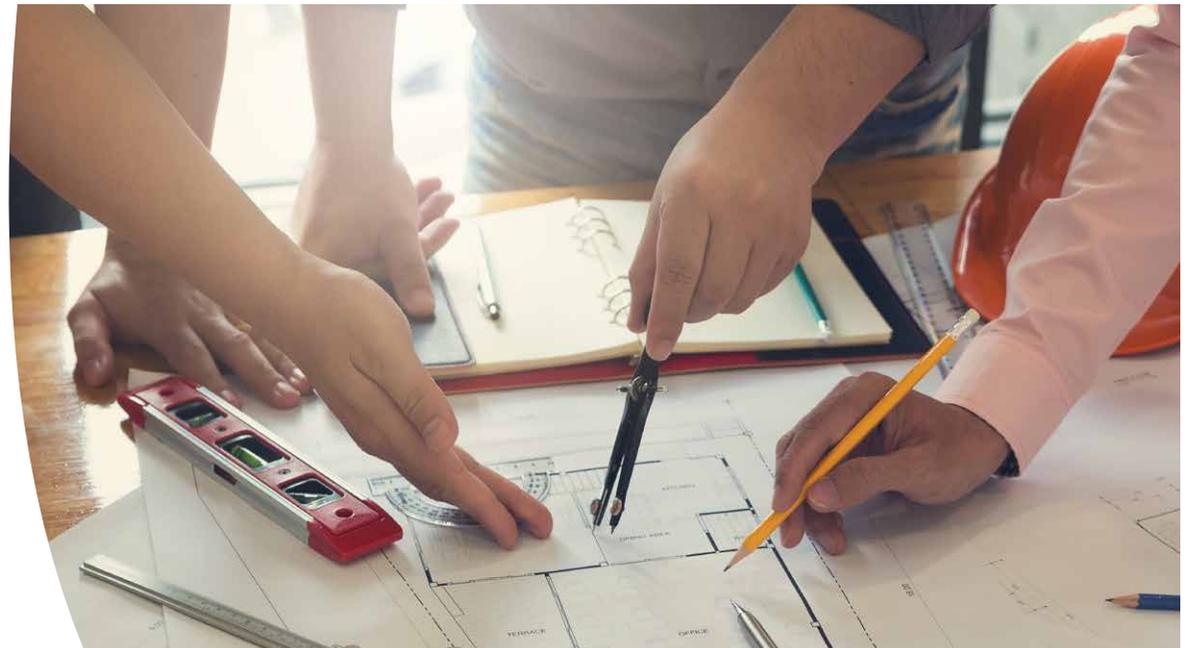
The new home warranty covers defects in design, materials and workmanship for 10 years as standard. On completion of construction, you will receive a final new home warranty certificate, insuring your new home against latent and structural defects.

We realise that purchasing a home is the most important purchase you'll make and we want it to be perfect for you. We'll remain on hand to deal with any small matters that may occur until your new home is perfect for you.



ICW
INTERNATIONAL CONSTRUCTION WARRANTIES

Providing
you with a
**10 year
structural
warranty**



Help to Buy Scheme

We are accredited to the Government's Help to Buy scheme – enabling you to move into your new home with just a 5% deposit.

With Help to Buy, you can buy a new home with just a 5% deposit - whether you're a first time buyer or you're moving on from your existing home.

The Help to Buy interest free equity loan is exclusively available on new build properties. The equity loan could reduce your mortgage repayments, making this an affordable option.

For further information visit www.helptobuy.gov.uk



For further information

Please contact:
Shakespeares Estate Agents
Email: sales@e-shakespeares.co.uk
Call: 0121 683 8833

shakespeares



Warwick
Gardens

Hall Green

Disclaimer:

All information and images contained in this brochure are for guidance purposes only. All dimensions should be considered approximate and floor plans may change during the course of construction. Although every care has been taken to ensure that the information is correct, the contents of this brochure do not constitute a contract, part of a contract of warranty with Kingswood Homes.

 **KINGSWOOD
HOMES**



Foremans Cottage
Brome Hall Lane, Lapworth, Solihull
West Midlands B94 5RB

Email: info@kingswoodhomes.co.uk

Visit: www.kingswoodhomes.co.uk

Price guide



Plot 1
4 Bedroom
detached
£365,000



Plot 4
3 bedroom
semi-detached
£310,000



Plot 2
4 Bedroom
detached
£340,000



Plot 5
4 Bedroom
detached
£410,000



Plot 3
3 bedroom
semi-detached
£310,000



Plot 6
4 Bedroom
detached
£340,000



Help to Buy Scheme

We are accredited to the Government's Help to Buy scheme – enabling you to move into your new home with just a 5% deposit.

For further information visit www.helptobuy.gov.uk

For further information, contact:

Shakespeares Estate Agents

Email: sales@e-shakespeares.co.uk

Call: 0121 683 8833

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