



# Lake View

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Earlswood

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# 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.

Each of our properties are designed for living to ensure that the layout is practical and an 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.

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**We take a bespoke approach to all of our developments 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.**

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



Rising Lane, Baddesley Clinton





Forresters Edge, Sutton Coldfield



Lower House Gardens, Redditch



Lower House Gardens, Redditch



Rising Lane, Baddesley Clinton



# Introducing Lake View, Earlswood

Lake View offers the opportunity to own a new individually designed home adjacent to Earlswood Lakes.

Positioned on a gated private road, Lake View consists of 3 new detached homes each boasting an energy efficient, bespoke specification that include high quality en-suite bathrooms and spacious living areas.

**Each property includes a superb level of finish that includes a professionally designed kitchen with quartz work surfaces, integrated Siemens 'A' rated appliances and contemporary finishes and green technology such as ground source heating and solar PV.**

Along with landscaped front gardens, each property boasts rear gardens with a generous patio area, planting and a lawn to offer the chance of relaxation in this pleasant and charming, semi-rural location.

**Kingswood House, Earlswood House  
and Norton House.**

Lake View, Earlswood,  
Solithull B94 6BQ



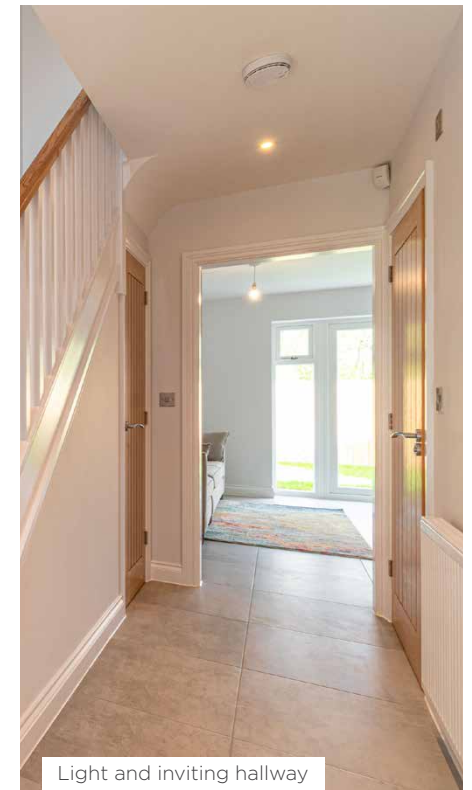
Superbly specified kitchen / dining area



Spacious lounge areas



High quality bathrooms



Light and inviting hallway





A new development of 3 superbly appointed detached homes adjacent to Earlswood Lakes.



# Development Layout

Lake View is an attractive development of 3 new detached homes.

**Kingswood House** comprises four bedrooms whilst **Earlswood House** and **Norton House** each offer five bedrooms.

Each property boasts two en-suite bathrooms and large kitchen / dining areas.



Kingswood House



Earlswood House



Norton House



# Kingswood House

## Ground Floor

4 bedroom detached (with garage)



Kingswood House



## Ground floor

### Family / Kitchen / Dining Area

10.575m x 4.803m or  
10.575m x 3.675m  
34'8" x 15' 9" or  
34'8" x 12' 1"

### Utility

3.550m x 2.850m  
11' 8" x 9' 4"

### Lounge

3.580m x 4.960m  
11' 9" x 16' 3"

### WC

1.730m x 2.300m  
5' 9" x 7' 6"

### Hallway

2.400m x 2.300m  
7' 10" x 7' 6"

### Garage

6.135m x 3.073m  
20' 11" x 10' 1"



# Kingswood House

## First Floor

4 bedroom detached (with garage)



Kingswood House



## First floor

**Master Bedroom**  
4.775m x 3.900m  
15' 8" x 12' 10"

**Master Dressing Room**  
1.828m x 2.636m  
5' 11" x 8' 7"

**Master En-suite**  
1.750m x 2.636m  
5' 9" x 8' 7"

**Bedroom 2**  
4.240m x 4.510m  
13' 11" x 14' 10"

**Bedroom 2 En-suite**  
1.150m x 3.270m  
3' 9" x 10' 9"

**Bedroom 3**  
2.580m x 4.950m  
8' 6" x 16' 3"

**Bedroom 4**  
3.340m x 3.835m  
10' 11" x 12' 7"

**Bathroom**  
3.835m x 1.980m  
12' 7" x 6' 6"

# Earlswood House

## Ground Floor

5 bedroom detached (with garage)



Earlswood House



Floor Plan turned  
90 degrees anti-clockwise

## Ground floor

### Family / Kitchen / Dining Area

4.100m x 11.700m  
13' 5" x 38' 5"

### Utility

3.085m x 1.860m  
10' 1" x 6' 1"

### Study

2.335m x 4.400m  
7' 8" x 14' 5"

### Lounge

3.820m x 4.635m  
12' 6" x 15' 2"

### WC

1.618m x 1.670m  
5' 4" x 5' 6"

### Hallway

3.090m x 3.200m  
10' 2" x 10' 6"

### Garage

5.997m x 6.085m  
19' 8" x 19' 11"



# Earlswood House

## First Floor

5 bedroom detached (with garage)



Earlswood House



Floor Plan turned  
90 degrees anti-clockwise

## First floor

### Master Bedroom

3.240m x 4.400m  
10' 8" x 14' 5"

### Master Dressing Room

3.151m x 2.360m  
10' 4" x 7' 9"

### Master En-suite

3.510m x 3.151m  
11' 6" x 10' 4"

### Bedroom 2

3.510m x 3.890m  
11' 6" x 12' 9"

### Bedroom 2 En-suite

2.825m x 1.875m  
9' 3" x 6' 2"

### Bedroom 3

4.260m x 3.820m  
13' 12" x 12' 6"

### Bedroom 4

2.950m x 3.450m  
9' 8" x 11' 4"

### Bedroom 5

2.950m x 3.130m  
9' 8" x 10' 3"

### Bathroom

3.070m x 2.828m  
10' 1" x 9' 3"

# Norton House

## Ground Floor

5 bedroom detached (with garage)



Norton House

Floor Plan turned  
90 degrees anti-clockwise



## Ground floor

### Family / Kitchen / Dining Area

4.100m x 11.700m  
13' 5" x 38' 5"

### Utility

3.085m x 1.860m  
10' 1" x 6' 1"

### Study

2.335m x 4.400m  
7' 8" x 14' 5"

### Lounge

3.820m x 4.635m  
12' 6" x 15' 2"

### WC

1.618m x 1.670m  
5' 4" x 5' 6"

### Hallway

3.090m x 3.200m  
10' 2" x 10' 6"

### Garage

5.997m x 6.085m  
19' 8" x 19' 11"



# Norton House

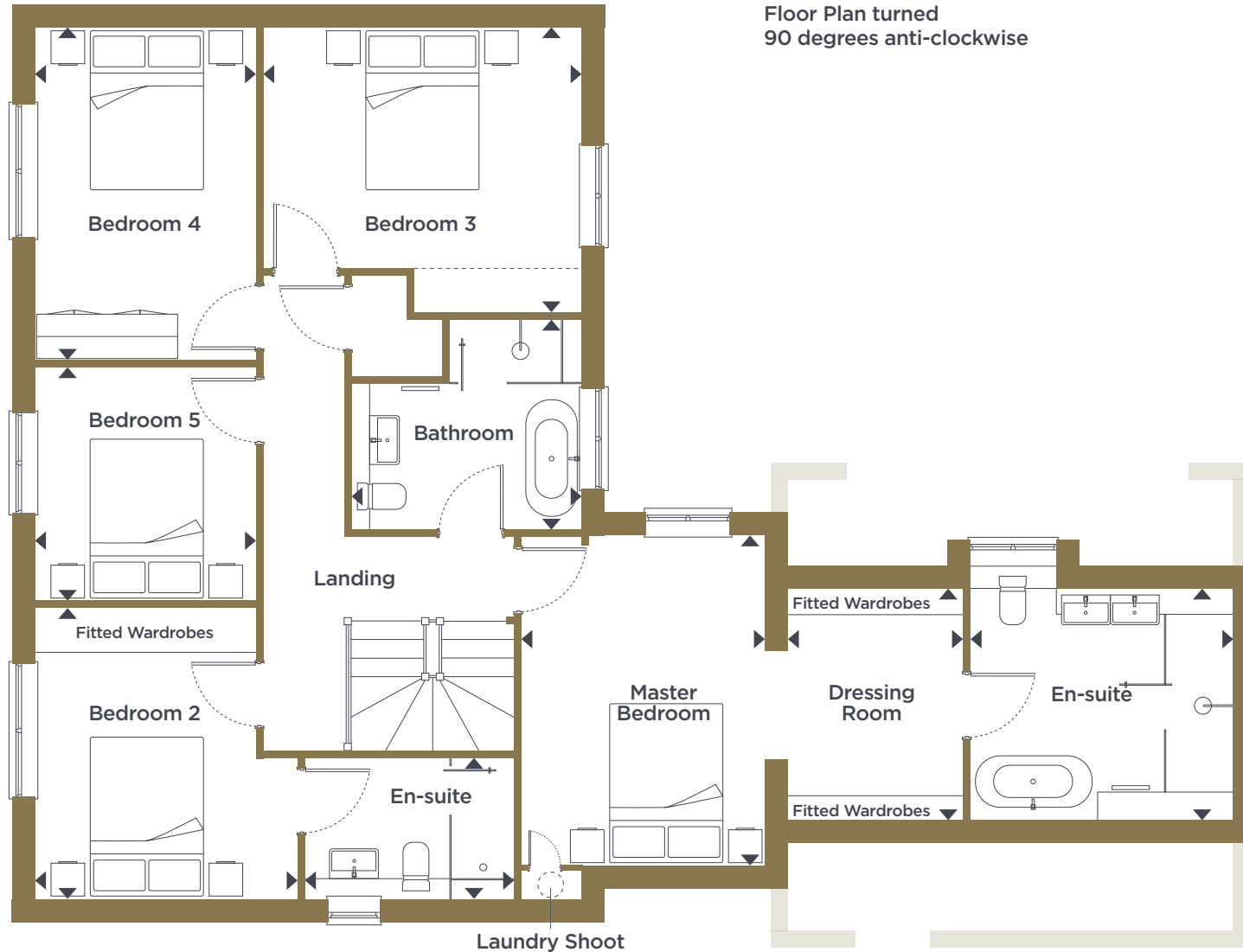
## First Floor

5 bedroom detached (with garage)



Norton House

Floor Plan turned  
90 degrees anti-clockwise



## First floor

### Master Bedroom

3.240m x 4.400m  
10' 8" x 14' 5"

### Master Dressing Room

3.151m x 2.360m  
10' 4" x 7' 9"

### Master En-suite

3.510m x 3.151m  
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### Bedroom 5

2.950m x 3.130m  
9' 8" x 10' 3"

### Bathroom

3.070m x 2.828m  
10' 1" x 9' 3"

# 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 two en-suite bathrooms – one to the master bedroom and a further en-suite to bedroom 2. Each bathroom is complete with full height ceramic tiling, vanity storage units and chrome finishes.

**A professionally designed contemporary kitchen is included with Quartz work surfaces and integrated Siemens appliances including two single ovens, induction hob and combination microwave.**

Large format feature ceramic floor tiling is laid across the ground floor, whilst the lounge, stairway and bedrooms include a luxury carpet.

Accessed via a oak feature staircase, the sense of quality continues upstairs with a fitted dressing room to the master bedroom and fitted wardrobes found within bedroom 2.

All internal doors are complete with chrome door furniture. Chrome sockets and light switches are specified to the ground floor and landing areas.

## Kitchen

- Professionally designed shaker style kitchen and utility.
- Quartz work surfaces to kitchen and utility.
- Stainless steel Franke one and a half bowl under mounted sink with engraved drainer and chrome plated mixer taps to kitchen and utility.
- Siemens appliances to include 2 single ovens, combination microwave, integrated fridge freezer, integrated dishwasher and extractor hood.
- Integrated wine cooler.
- Siemens induction hob.
- Appliance spaces and plumbing for washing machine and tumble dryer installation into the utility.



Siemens appliances



Integrated wine cooler



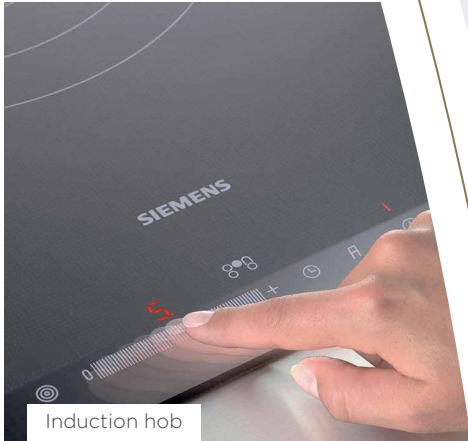
Chrome mixer taps



Professionally designed contemporary kitchen







Induction hob



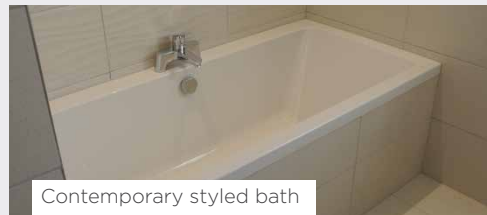
Contemporary extractor hood



Integrated dishwasher

# Bathrooms

- Roca white sanitaryware.
- Roca fitted bathroom furniture with concealed cisterns.
- Full height feature tiling to walls and floors in bathroom and en-suites (splashback to WC).
- Hansgrohe chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
- Shower cubicles to include shower doors, low profile shower trays, full height tiling and chrome plated Hansgrohe variable spray adjustment sliding head showers, with rain head feature to the master en-suites.
- Tiled niches to all shower cubicles.
- Shaver socket to family bathroom and en-suites.
- Heated chrome plated towel rails to bathroom and en-suites.
- Tiled bath panels.
- Bluetooth enabled and illuminated mirrors to bathrooms and en-suites.



Contemporary styled bath



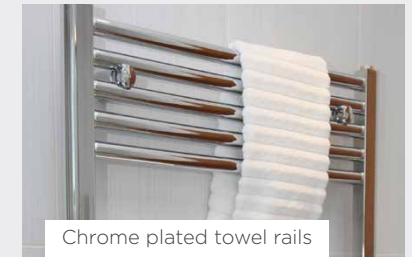
Full height sanitary ware



Chrome mixer taps



Roca sanitary ware



Chrome plated towel rails



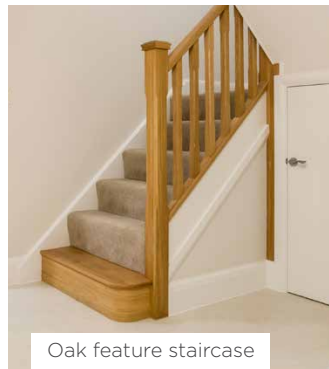
Rain head shower

# Internal Finishes

- Oak veneer solid core doors with polished chrome door furniture.
- Oak feature staircase (excluding strings, treads and risers), with feature bullnose step.
- Large format feature ceramic floor tiling to kitchen/dining area/hallway/utility and WC.
- Contemporary 7 inch deep skirting and matching architraves.
- Luxury carpets and underlay to living room, bedrooms, stairs and landing.
- Slim line Aluminium Bi-folding doors to kitchens.
- Fitted dressing room to master bedrooms.
- Fitted wardrobes to bedroom 2.



Luxury carpets and underlay



Oak feature staircase



Fitted wardrobes



Oak feature staircase



Ceramic floor tiling



Polished chrome door furniture

# Electrical Installation

- Chrome sockets and switches to the ground floor and landing.
- Recessed LED downlighters to hall/ kitchen/dining room/family room/ WC/landing/bathroom and en-suites.
- Under unit lighting to kitchen.
- Cat 6 data cabling to study, living room, family room and bedrooms.
- Dual TV and socket to lounge/dining room and 3 bedrooms.
- TV media points both high and low level.
- Polypipe - Programmable Room Thermostats

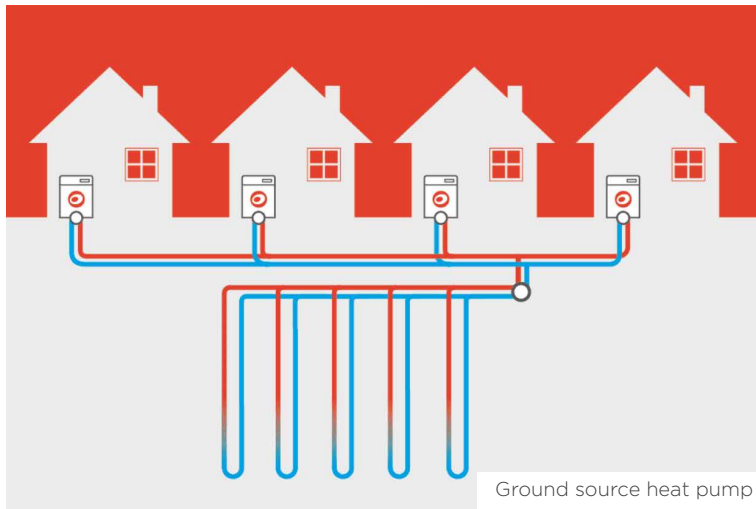


Polypipe - Programmable Room Thermostat

# Ground source heating

The ground source heat pump system harnesses natural heat from underground by pumping water through it in pipes. The heat pump then increases the temperature and heat is sourced to provide home heating and hot water without any gas or oil bill.

- Wet underfloor heating system to entire ground floor, fully zoned.
- Zoned heating between ground floor and first floor.
- Mains pressure hot water system.
- Feature log-burner, fireplace and hearth to living room in Earlswood House and Norton House.





# Environmental Details

- 'A' rated kitchen appliances to reduce water and energy use.
- Dual flush mechanism to toilets to reduce water consumption.
- PV Solar panels to supplement the electricity consumption.
- 100% LED low energy lighting.
- Double glazed argon filled external windows and doors throughout offering superior thermal and acoustic insulation.
- Composite front doors, offering superior thermal efficiency and security.
- Rainwater butts for rainwater collection.



PV Solar panels

# Security

- Multipoint locking system to external doors and windows compliant with Secured by Design Standards and Part Q of the Building Regs including anti-snap locks and laminated glass to all external doors.
- Intruder alarm system, with dual keypads.
- Exterior lighting.
- Built in safe.



Exterior lighting

# External Details

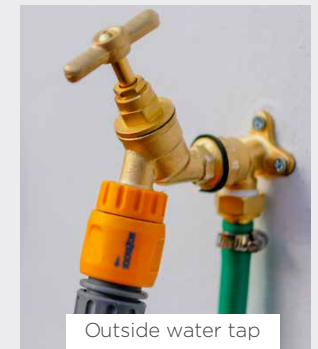
- Outside water tap.
- Outside power point.
- Landscaped front gardens, patio and turf to rear.
- Drives to be a combination of block pave and tarmac.
- Garages to be fully decorated.
- Dummy casement windows with Georgian bar feature to the front elevation.



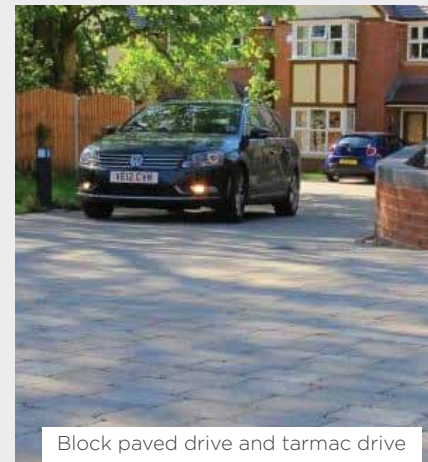
Landscaped front gardens



Outside power point



Outside water tap



Block paved drive and tarmac drive



Patio and turf to rear garden



# Additional Details

- Hormann electric, sectional garage doors.
- 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.
- Gated entrance to private road with intercom access to each plot.





# Lake View - an idyllic location

Located adjacent to the picturesque Earlswood Lakes, Lake View offers the opportunity to own an individually designed, brand new home in a spacious leafy setting.

Created in the 1820s to supply water to the Stratford-upon-Avon Canal, Earlswood Lakes are the perfect spot to explore local waterside wildlife, enjoy a picnic or a leisurely stroll around the paths of the 22 acre site.

A short walk away is Earlswood Lakes Craft Centre - a rich mix of artisan country crafts, independent retailers and tea rooms, whilst Touchwood, Solihull's shopping and entertainment complex, featuring more than 80 stores, cinema and restaurants is less than 15 minutes drive away.

The Lakes train station is only 2 minutes drive (15 minutes walk) away providing simple and speedy journeys into Birmingham city centre.

The M42 motorway is easily accessed, with Junction 3 only 10 minutes drive away giving quick access to Birmingham Airport and Birmingham International train station.



Earlswood Lakes



Nearby woodland walks



Local, family friendly pubs

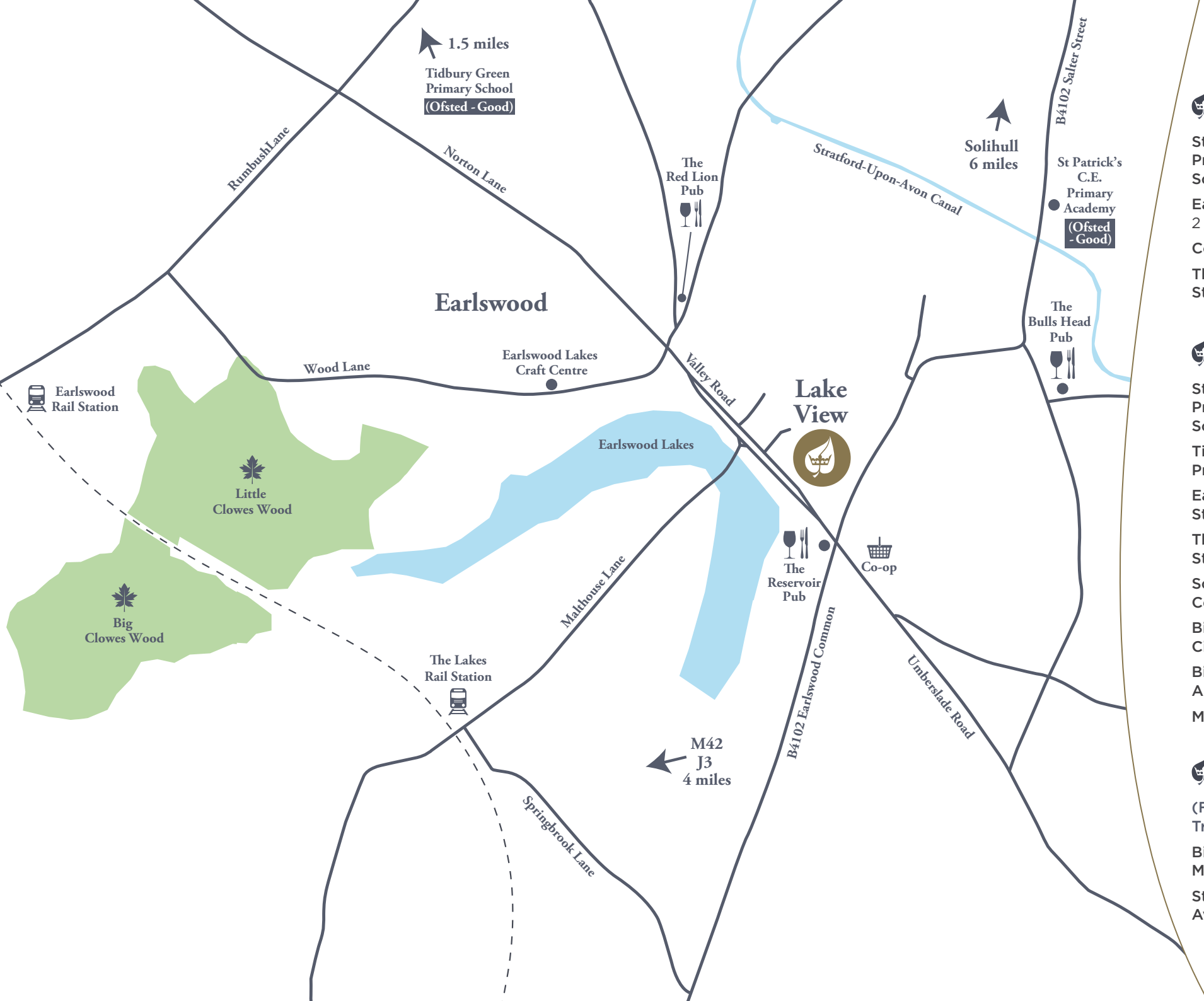


Touchwood Shopping Centre, Solihull



Earlswood Craft Centre





## By foot

St Patrick's C.E. Primary Academy School - 20 mins

Earlswood Lakes - 2 mins

Co-op - 4 mins

The Lakes Train Station - 15 mins

## By road

St Patrick's C.E. Primary Academy School - 2 mins

Tidbury Green Primary School - 4 mins

Earlswood Train Station - 4 mins

The Lakes Train Station - 2 mins

Solihull Town Centre - 14 mins

Birmingham City Centre - 35 mins

Birmingham Airport - 16 mins

M42 J3 - 10 mins

## By rail

(From The Lakes Train Station)

Birmingham Moor Street - 28 mins

Stratford-upon-Avon - 30 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.

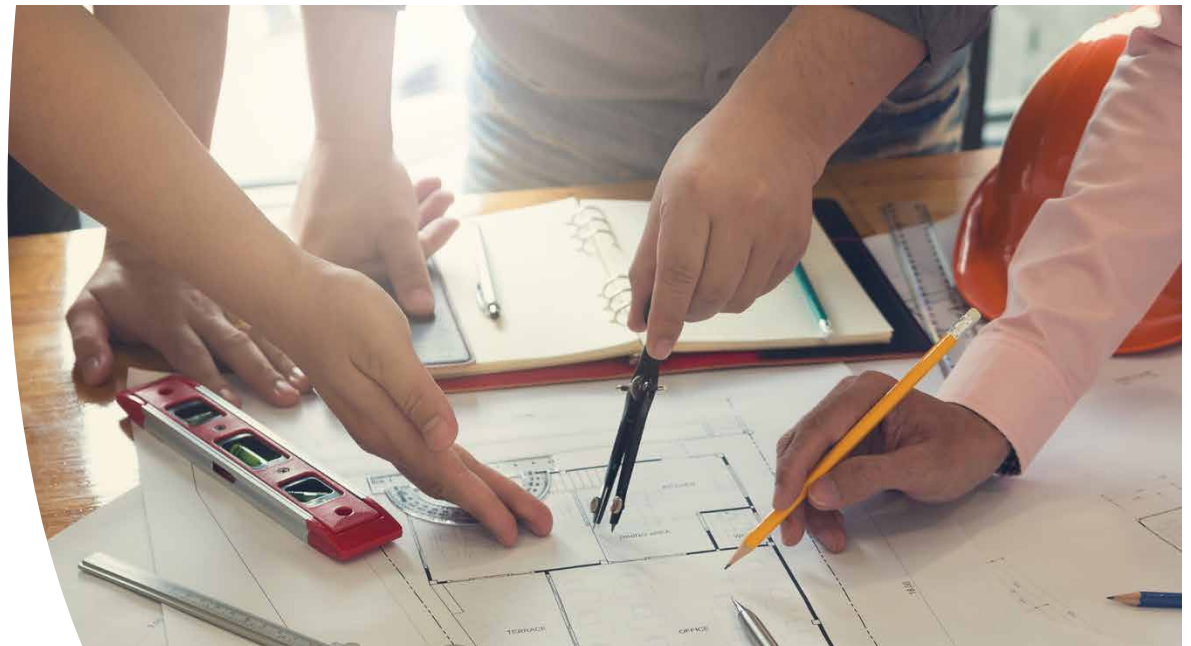
The new home warranty covers defects in design, materials and workmanship for 10 years as standard. On completion of construction, you will receive a final new home warranty certificate, insuring your new home against latent and structural defects.

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**







# For further information

Please contact:

**Peter Clarke New Homes**

Email: [newhomes@peterclarke.co.uk](mailto:newhomes@peterclarke.co.uk)

Call: 01564 320 007

Peter Clarke  
New Homes



Lake  
View

Earlswood

**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**





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West Midlands B94 5RB

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**Visit:** [www.kingswoodhomes.co.uk](http://www.kingswoodhomes.co.uk)

Lake View, Valley Road, Earlswood, Solihull B94 6BQ



### Kingswood House

4 Bedroom detached with garage

**£775,000**



### Earlswood House

5 Bedroom detached with garage

**£925,000**



### Norton House

5 Bedroom detached with garage

**£899,950**

**For further information, please contact:**  
**Peter Clarke New Homes**

Email: [newhomes@peterclarke.co.uk](mailto:newhomes@peterclarke.co.uk)  
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