

WARWICK GARDENS

£450,000

A brand new development of two four bedroom detached houses



Harewood Close, Hall Green, Birmingham B28 0QB

A DEVELOPMENT BUILT BY
 **KINGSWOOD**
HOMES

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ABOUT THE DEVELOPMENT

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 two new four bed detached homes boast an energy efficient, bespoke specification that includes high quality ensuite bathrooms and spacious living areas.

Both properties include 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 two properties each boast a patio area, planting and a lawn to offer the chance of relaxation in a pleasant and charming setting.



PROPERTY FEATURES

- Quartz worktops
- Oak veneer solid core interior doors
- Integrated Neff appliances
- Soft closing doors and drawers
- TV and satellite points
- Designer floor tiling with 5 inch skirting
- High quality Sanitaryware
- Hand picked wall and floor tile's to en-suites and bathroom's
- Chrome plated mixer taps
- Vanity sink units
- Externally venting extractor units
- Shower cubicles with rain head showers
- LED downlights
- Chrome towel rails
- En-Suite shower room to master bedroom
- Luxury carpets and underlay
- Programmable room thermostat

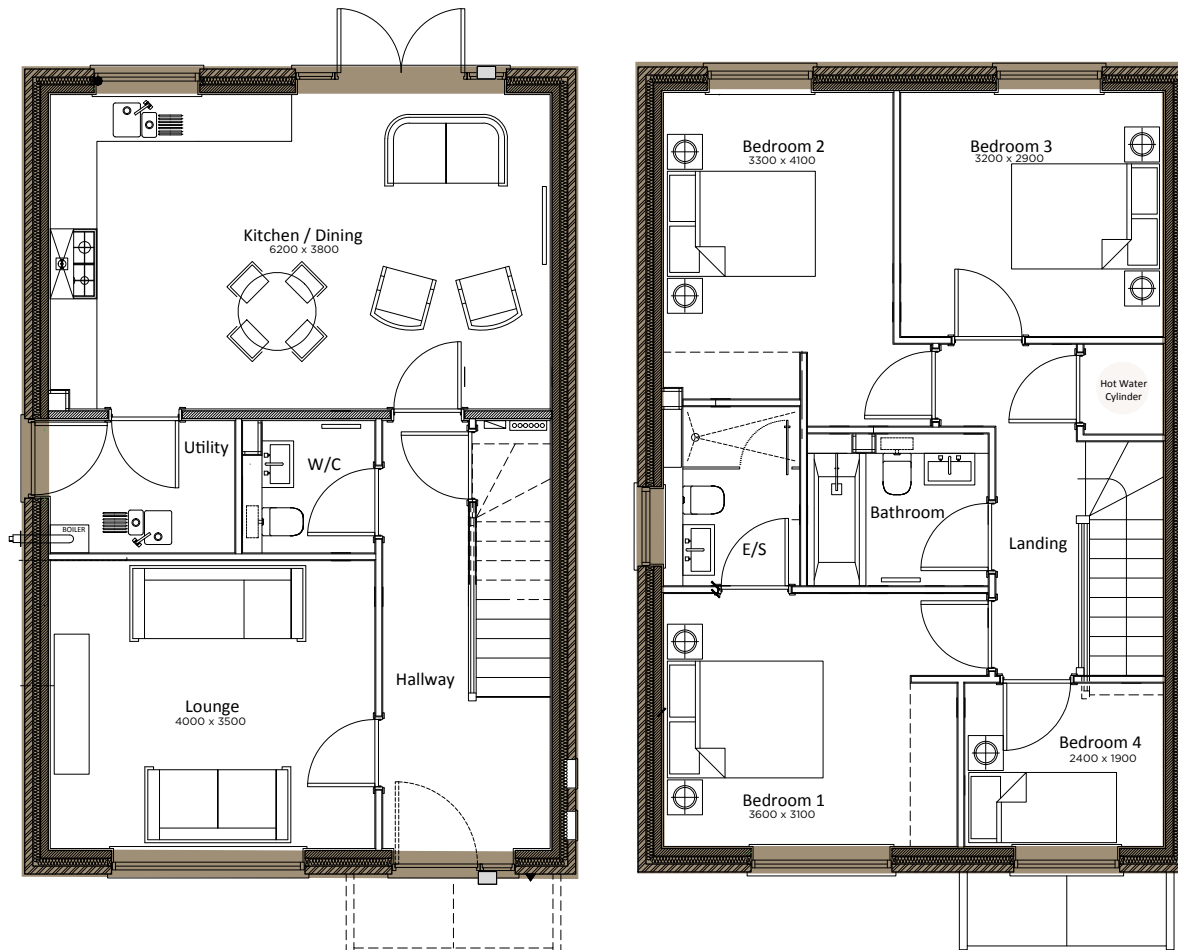
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ENVIRONMENTAL DETAILS

- '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
- Central heating towel rail to bathroom, en-suite and WC



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

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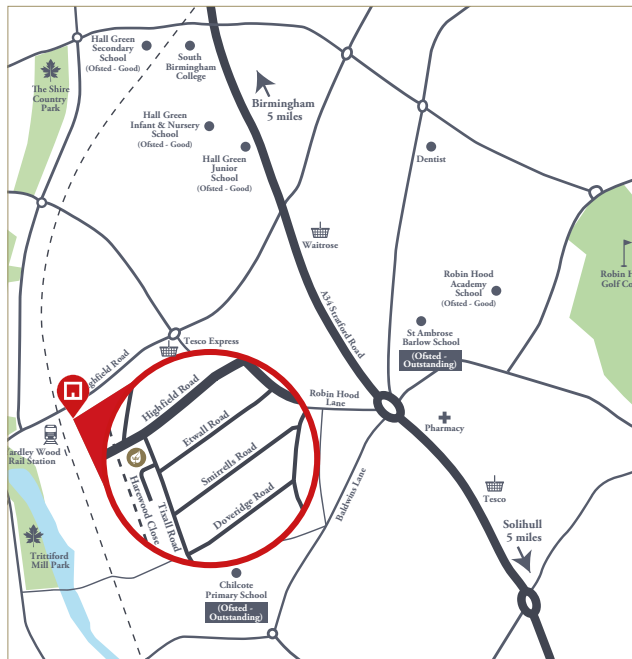
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LOCATION

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.



FOR FURTHER INFORMATION

PLEASE CONTACT

smarthomes New Homes

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Email: newhomes@smart-homes.co.uk



BY FOOT	
Yardley Wood Train Station	4 minutes
Tesco Express	5 minutes
Waitrose	20 minutes
Our Lady of Lourdes	15 minutes
Chilcote Primary School	25 minutes

BY ROAD	
Birmingham City Centre	20 minutes
Solihull Town Centre	15 minutes
Birmingham Airport	20 minutes
NEC	20 minutes
M42 Junction 4	15 minutes

BY RAIL	
Birmingham Moor Street	15 minutes
Solihull	25 minutes
Stratford Upon Avon	35 minutes



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.

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