



# Millwood Gardens

Hall Green



# About Kingswood Homes

**Kingswood Homes is a residential development company, which specialises in building energy efficient 'A' rated, 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.



Finwood, Rowington





St Michael's Gate, Baddesley Clinton



Charlesworth Gardens, Coventry



Lake View, Earlswood



Arden Gate, Bentley Heath



# Introducing Millwood Gardens

**Millwood Gardens offers the opportunity to own an individually designed 3 or 4 bedroom home only 7 miles from Birmingham City Centre and 4 miles from Solihull Town Centre.**

Located off Baldwins Lane, Hall Green, this exciting new development of 6 semi-detached and 2 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 kitchen including Quartz work surfaces, integrated appliances and contemporary finishes.**

Along with landscaped front gardens, each property boasts rear gardens with a patio, lawn and planting, an Electric vehicle charging point and a 10 Year ICW Structural Warranty.

**An abundance of energy efficient features are included such as 'A' rated kitchen appliances and PV Solar panels meaning that each property is rated as an 'A' rated home.**

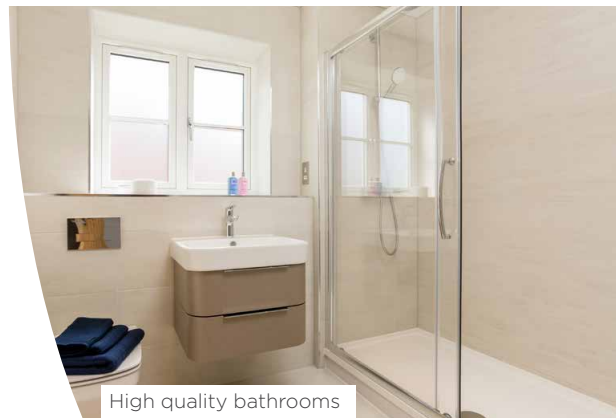
**Millwood Gardens**  
Hall Green, Birmingham, B28 0QE



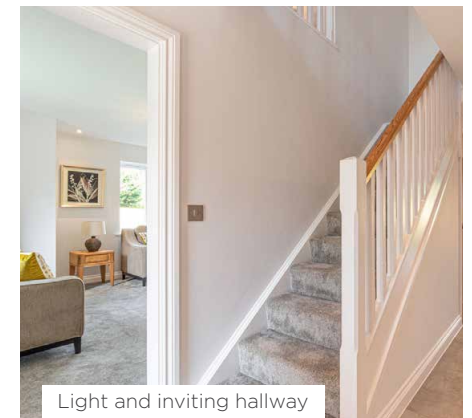
Superbly specified kitchen



Spacious lounge areas



High quality bathrooms



Light and inviting hallway



A new development of 8 detached  
and semi-detached homes



Millwood  
Gardens

Hall Green

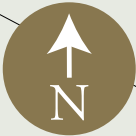


# Site Layout

Plots 1, 2, 3 and 6 each consist of four bedrooms whilst Plots 4, 5, 7 and 8 each offer three bedrooms.







Baldwins Lane

Existing Housing

126  
Baldwins  
Lane

128  
Baldwins  
Lane

Existing Housing

Footpath

Plot 6

Plot 1

Plot 2

Plot 3

Plot 4

Plot 5

Plot 7

Plot 8

Allotments

Existing Housing

# Plot 1

4 bedroom detached property with detached garage

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious lounge with bay window
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden
- Detached garage



Plot 1



## Ground floor

### Kitchen/ Dining Area

6.422m x 5.398m  
21' 0" x 17' 8"

### Lounge

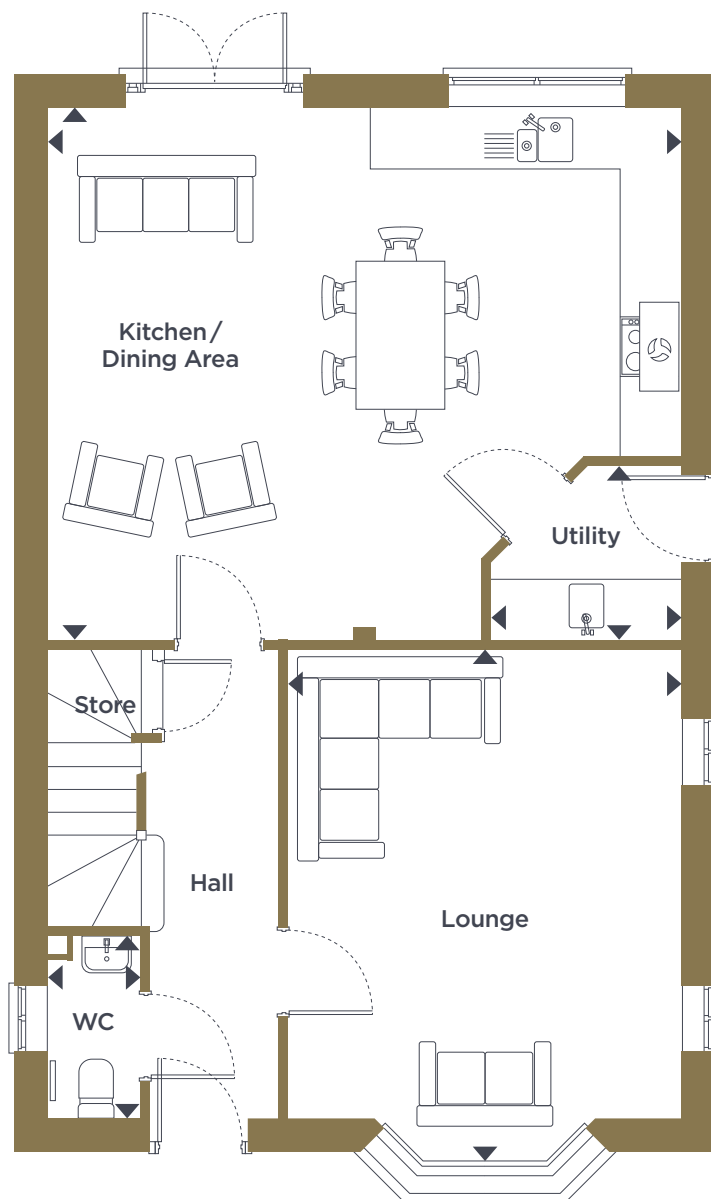
3.986m x 4.750m  
13' 0" x 15' 7"

### Utility

1.757m x 1.925m  
5' 9" x 6' 3"

### WC

1.847m x 0.937m  
6' 0" x 3' 0"



## First floor

### Master Bedroom

3.998m x 3.750m  
13' 1" x 12' 3"

### En-suite (Master)

2.325m x 1.847m  
7' 7" x 6' 0"

### Bedroom 2

3.475m x 3.348m  
11' 4" x 10' 11"

### Bedroom 3

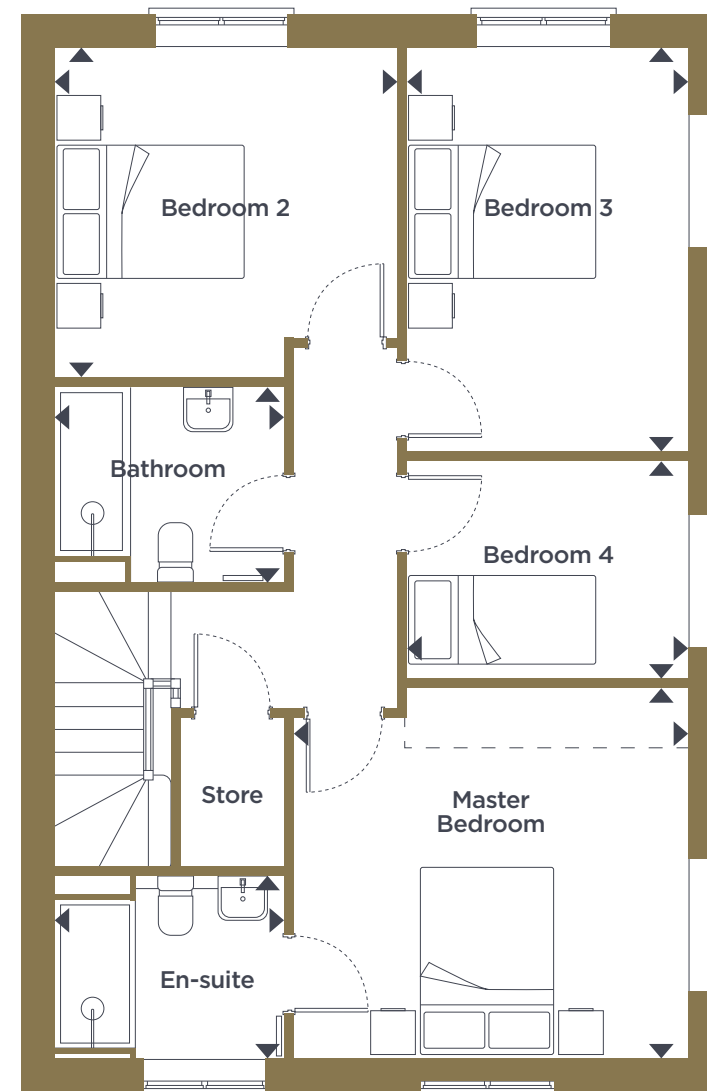
4.098m x 2.848m  
13' 5" x 9' 4"

### Bedroom 4

2.848m x 2.200m  
9' 4" x 7' 2"

### Bathroom

2.325m x 1.975m  
7' 5" x 6' 5"





# Plot 2

4 bedroom  
semi-detached  
property

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious lounge
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden



## Ground floor

### Kitchen/ Dining Area

6.661m x 4.747m  
21' 8" x 15' 6"

### Lounge

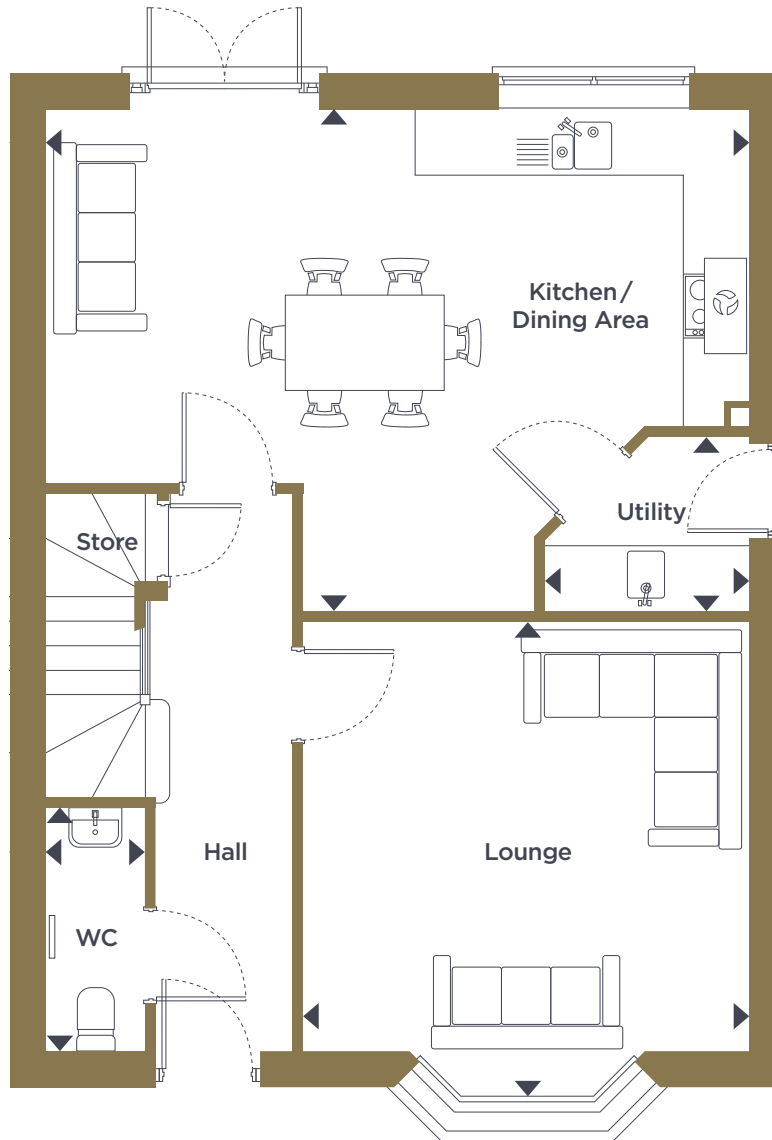
4.212m x 4.050m  
13' 9" x 13' 3"

### Utility

1.925m x 1.545m  
6' 3" x 5' 0"

### WC

2.300m x 0.951m  
7' 6" x 3' 1"



## First floor

### Master Bedroom

4.324m x 3.450m  
14' 2" x 11' 3"

### En-suite (Master)

2.245m x 1.525m  
7' 4" x 5' 0"

### Bedroom 2

3.748m x 3.003m  
12' 3" x 9' 10"

### Bedroom 3

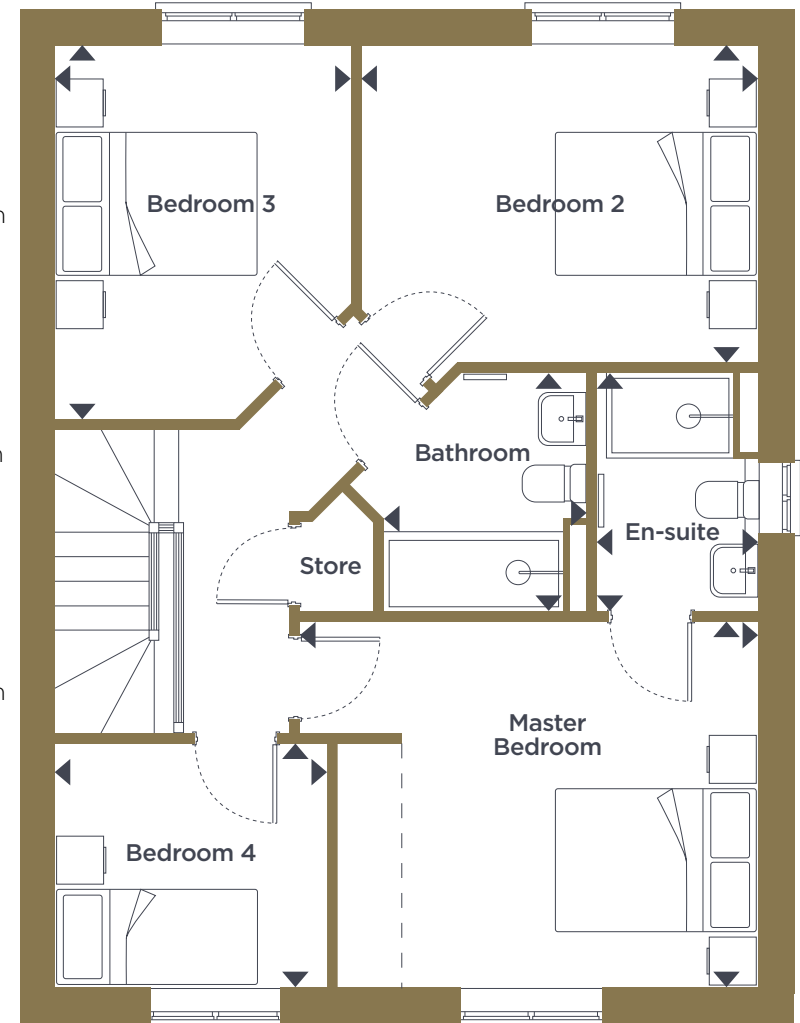
3.537m x 2.814m  
11' 7" x 9' 2"

### Bedroom 4

2.589m x 2.300m  
8' 5" x 7' 6"

### Bathroom

2.245m x 1.908m  
7' 4" x 6' 3"





# Plot 3

4 bedroom  
semi-detached  
property

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious lounge
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden



## Ground floor

### Kitchen / Dining Area

6.661m x 4.747m  
21' 8" x 15' 6"

### Lounge

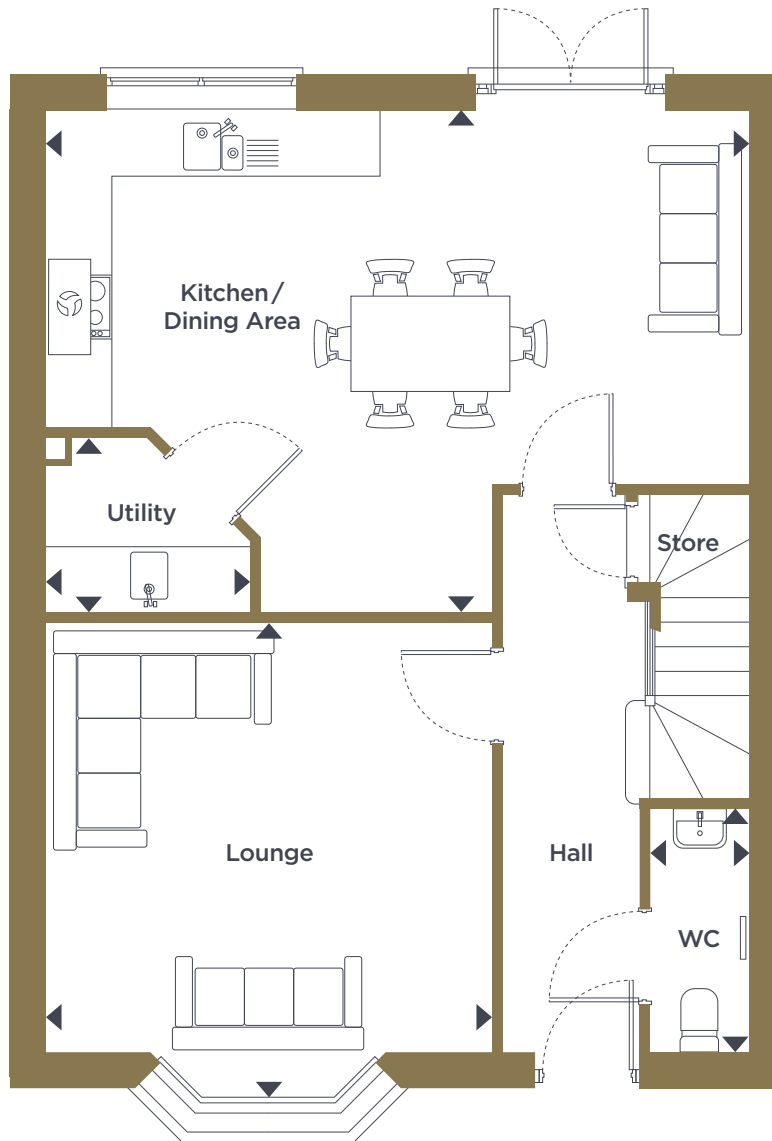
4.212m x 4.050m  
13' 9" x 13' 3"

### Utility

1.925m x 1.545m  
6' 3" x 5' 0"

### WC

2.300m x 0.951m  
7' 6" x 3' 1"



## First floor

### Master Bedroom

4.324m x 3.450m  
14' 2" x 11' 3"

### En-suite (Master)

2.245m x 1.525m  
7' 4" x 5' 0"

### Bedroom 2

3.748m x 3.003m  
12' 3" x 9' 10"

### Bedroom 3

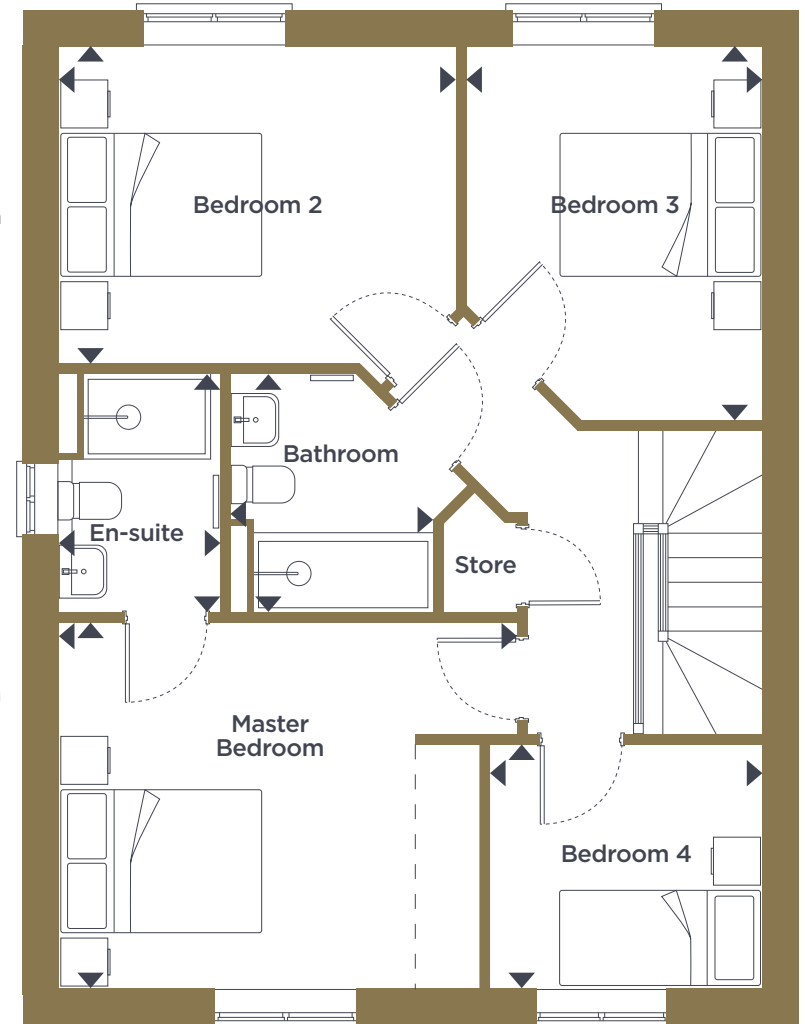
3.537m x 2.814m  
11' 7" x 9' 2"

### Bedroom 4

2.589m x 2.300m  
8' 5" x 7' 6"

### Bathroom

2.245m x 1.908m  
7' 4" x 6' 3"





# Plot 4

3 bedroom  
semi-detached  
property

## Summary of features

- Large welcoming hallway
- Spacious lounge
- Two double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden



## Ground floor

### Kitchen/ Dining Area

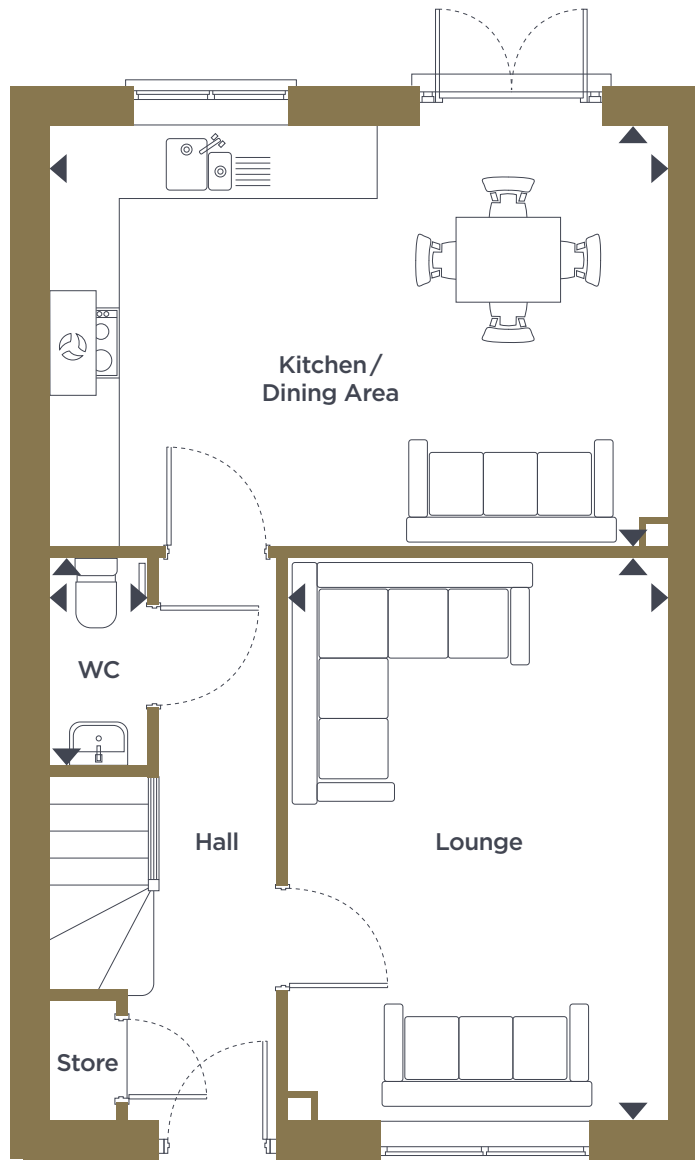
5.368m x 3.625m  
17' 6" x 11' 10"

### Lounge

4.835m x 3.275m  
15' 10" x 10' 8"

### WC

1.782m x 3.275m  
5' 10" x 10' 8"



## First floor

### Master Bedroom

4.260m x 2.925m  
13' 11" x 9' 7"

### En-suite (Master)

1.960m x 1.825m  
6' 5" x 5' 11"

### Bedroom 2

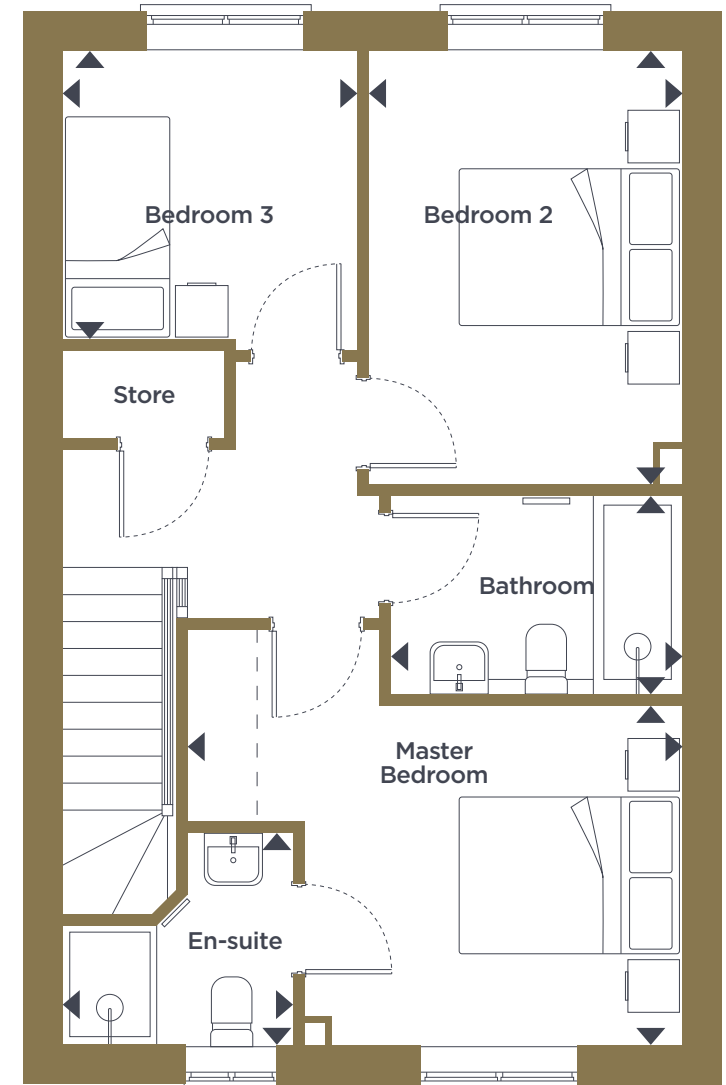
3.735m x 2.700m  
12' 3" x 8' 10"

### Bedroom 3

2.568m x 2.480m  
8' 5" x 8' 1"

### Bathroom

2.510m x 1.713m  
8' 2" x 5' 7"





# Plot 5

3 bedroom  
semi-detached  
property

## Summary of features

- Large welcoming hallway
- Spacious lounge
- Two double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden



## Ground floor

### Kitchen/ Dining Area

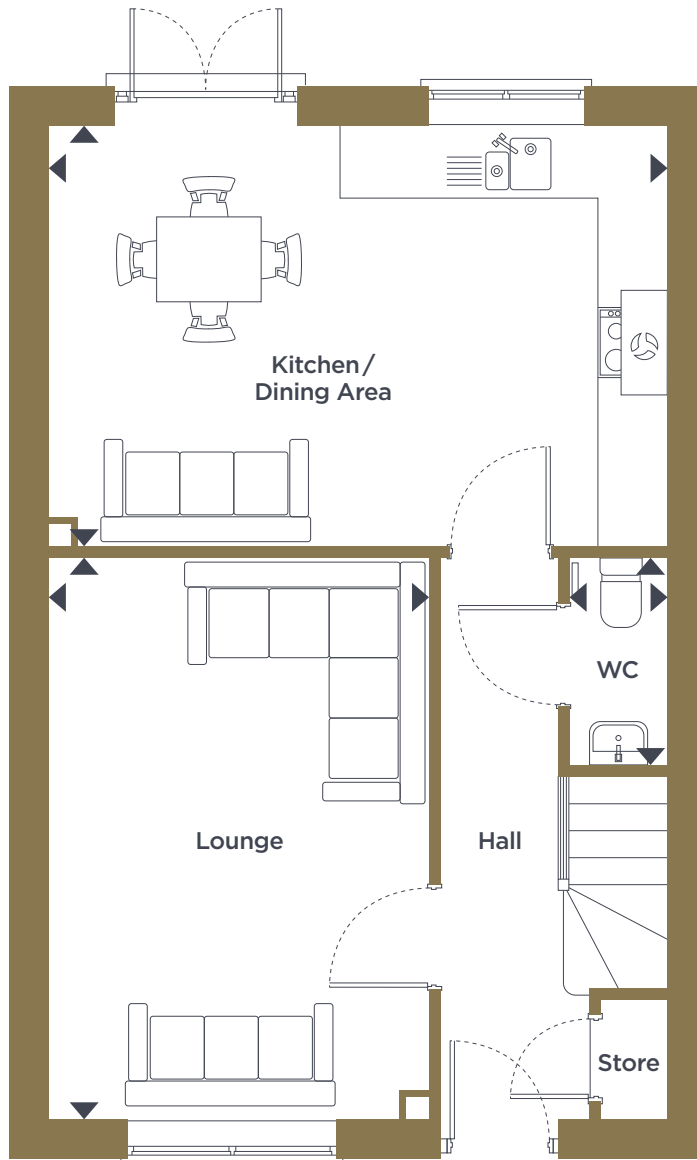
5.368m x 3.625m  
17' 6" x 11' 10"

### Lounge

4.835m x 3.275m  
15' 10" x 10' 8"

### WC

1.782m x 3.275m  
5' 10" x 10' 8"



## First floor

### Master Bedroom

4.260m x 2.925m  
13' 11" x 9' 7"

### En-suite (Master)

1.960m x 1.825m  
6' 5" x 5' 11"

### Bedroom 2

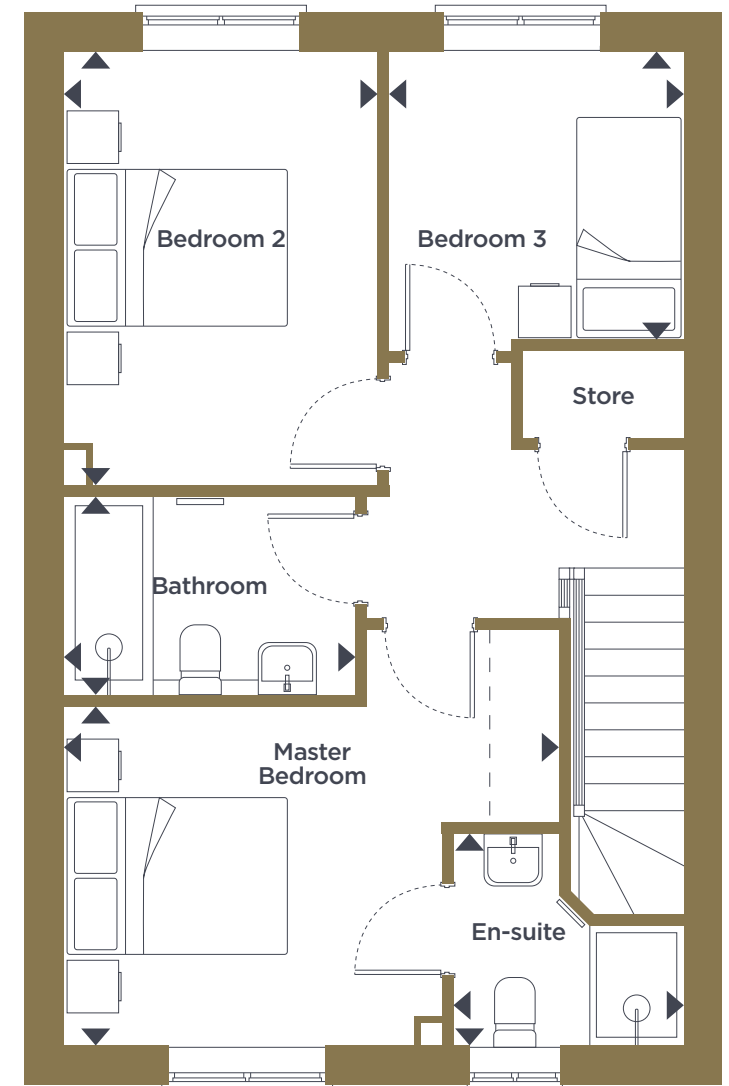
3.735m x 2.700m  
12' 3" x 8' 10"

### Bedroom 3

2.568m x 2.480m  
8' 5" x 8' 1"

### Bathroom

2.510m x 1.713m  
8' 2" x 5' 7"



# Plot 6

4 bedroom  
detached  
property

## Summary of features

- Large welcoming hallway with cloak room and store
- Large spacious lounge
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden



## Ground floor

### Kitchen/ Dining Area

6.422m x 4.823m  
21' 0" x 15' 9"

### Lounge

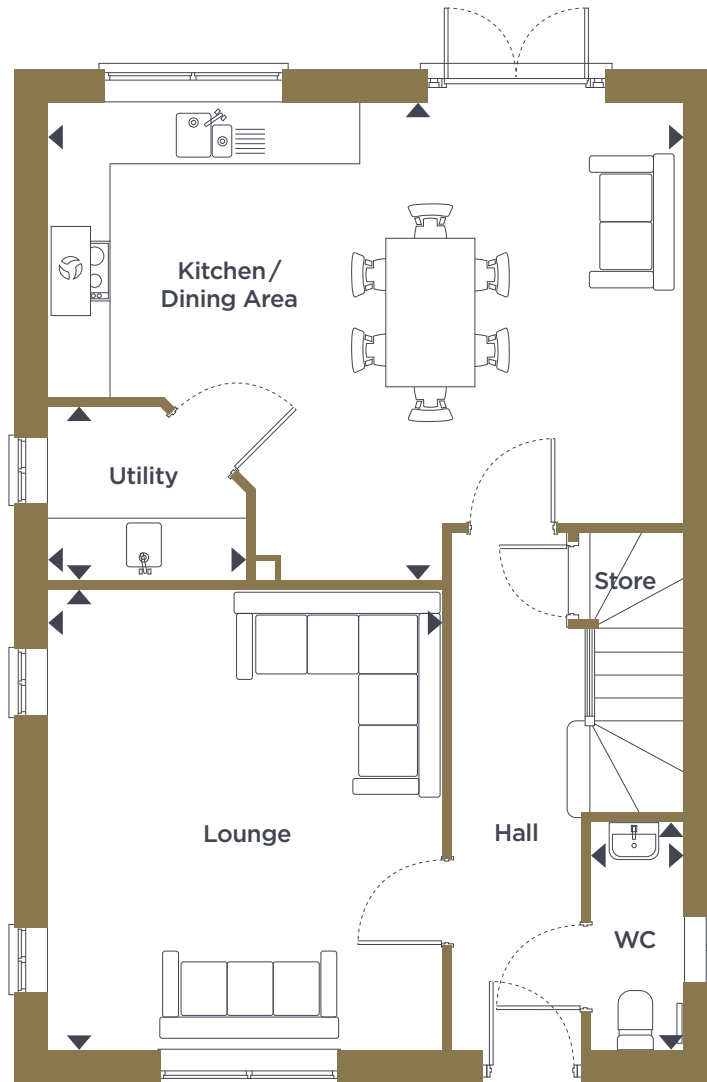
4.650m x 3.986m  
15' 3" x 13' 0"

### Utility

1.925m x 1.748m  
6' 3" x 5' 8"

### WC

2.300m x 0.937m  
7' 6" x 3' 0"



## First floor

### Master Bedroom

4.141m x 3.525m  
13' 7" x 11' 6"

### En-suite (Master)

2.300m x 1.750m  
7' 6" x 5' 8"

### Bedroom 2

3.547m x 3.175m  
11' 7" x 10' 5"

### Bedroom 3

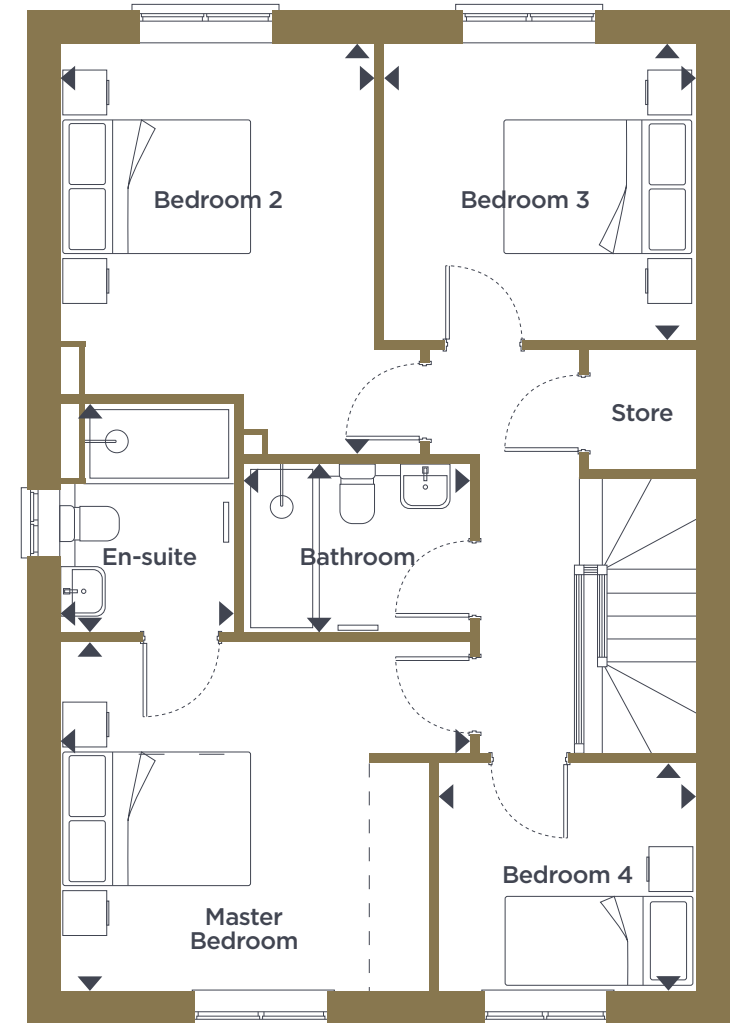
3.147m x 2.997m  
10' 3" x 9' 9"

### Bedroom 4

2.600m x 2.300m  
8' 6" x 7' 6"

### Bathroom

2.290m x 1.700m  
7' 6" x 5' 6"





# Plot 7

3 bedroom  
semi-detached  
property

## Summary of features

- Large welcoming hallway
- Spacious lounge
- Two double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden



## Ground floor

### Kitchen/ Dining Area

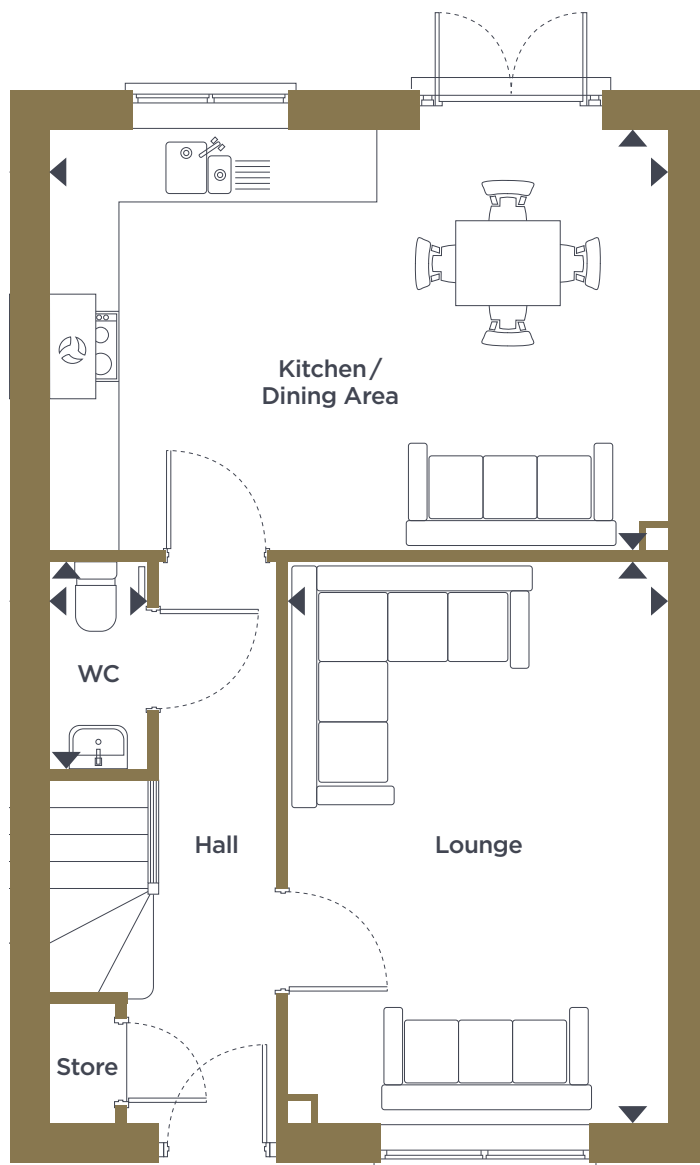
5.368m x 3.625m  
17' 6" x 11' 10"

### Lounge

4.835m x 3.275m  
15' 10" x 10' 8"

### WC

1.782m x 3.275m  
5' 10" x 10' 8"



## First floor

### Master Bedroom

4.260m x 2.925m  
13' 11" x 9' 7"

### En-suite (Master)

1.960m x 1.825m  
6' 5" x 5' 11"

### Bedroom 2

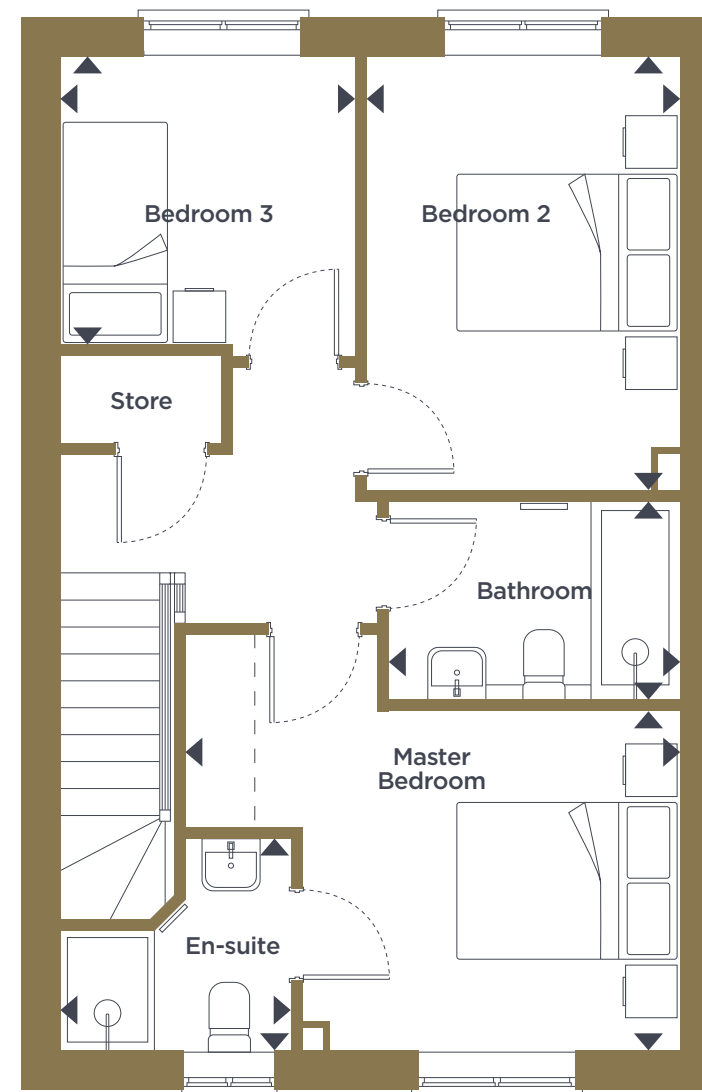
3.735m x 2.700m  
12' 3" x 8' 10"

### Bedroom 3

2.568m x 2.480m  
8' 5" x 8' 1"

### Bathroom

2.510m x 1.713m  
8' 2" x 5' 7"



# Plot 8

3 bedroom  
semi-detached  
property

## Summary of features

- Large welcoming hallway
- Spacious lounge
- Two double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden



## Ground floor

### Kitchen/ Dining Area

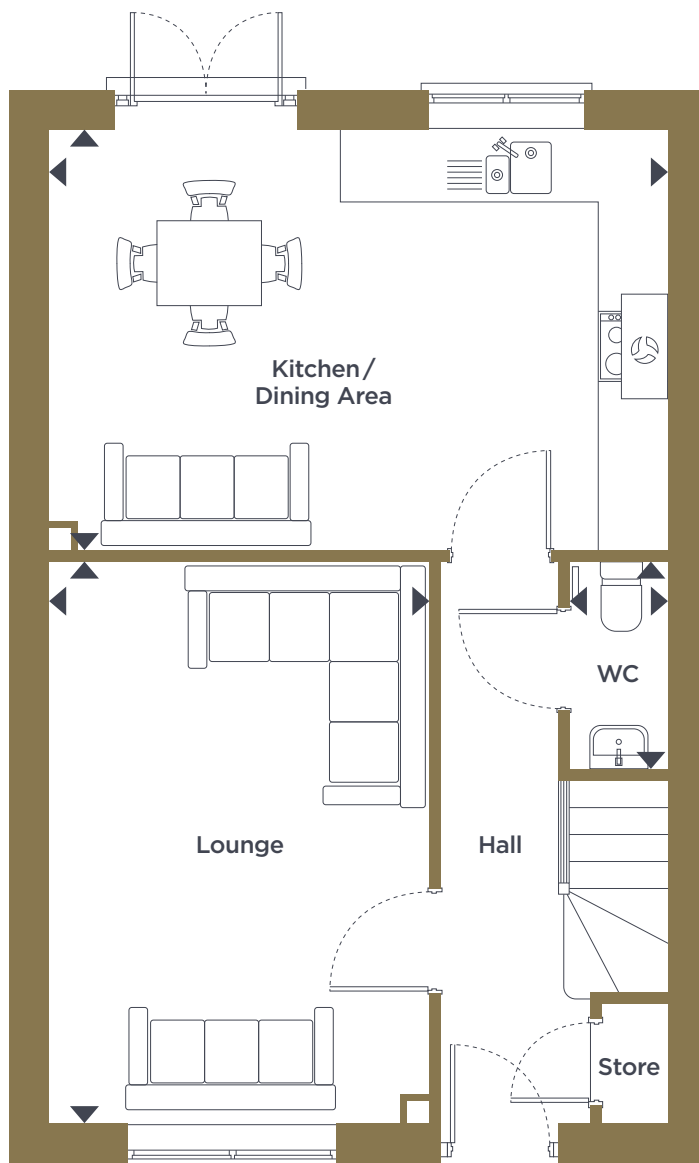
5.368m x 3.625m  
17' 6" x 11' 10"

### Lounge

4.835m x 3.275m  
15' 10" x 10' 8"

### WC

1.782m x 3.275m  
5' 10" x 10' 8"



## First floor

### Master Bedroom

4.260m x 2.925m  
13' 11" x 9' 7"

### En-suite (Master)

1.960m x 1.825m  
6' 5" x 5' 11"

### Bedroom 2

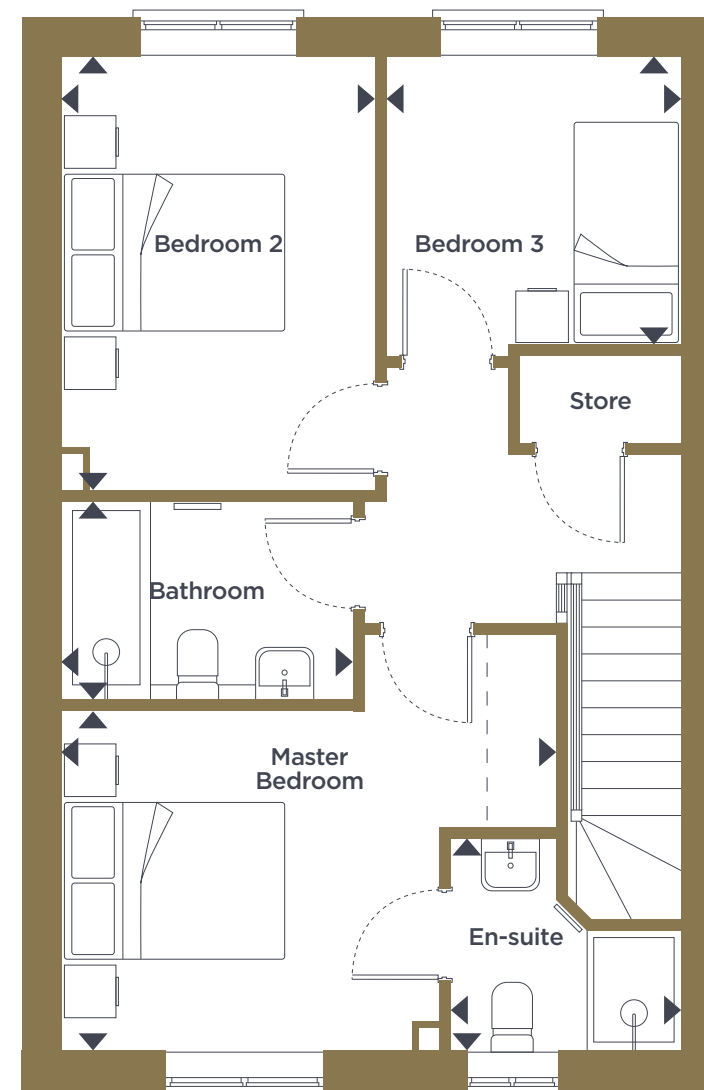
3.735m x 2.700m  
12' 3" x 8' 10"

### Bedroom 3

2.568m x 2.480m  
8' 5" x 8' 1"

### Bathroom

2.510m x 1.713m  
8' 2" x 5' 7"





# A superb specification

**Complementing our high construction standards is a striking level of detail in specification and finish 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.

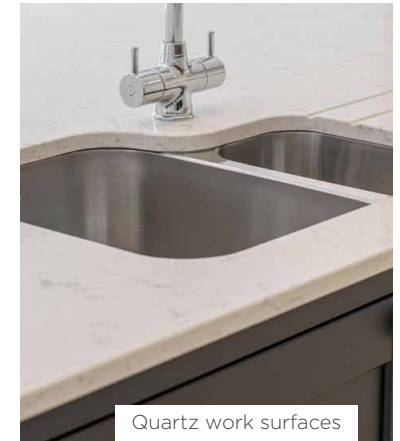
**The quality and detailed finish is found throughout the professionally designed contemporary kitchen which include Quartz work surfaces and integrated appliances including oven, microwave, fridge freezer and dishwasher.**

The sense of quality continues through the property with large format ceramic floor tiling layed across the ground floor, whilst a luxury carpet is fitted within the living room, stairway and bedrooms.

All internal doors within the properties are Oak veneer solid doors finished with chrome door furniture and chrome sockets and switches are specified throughout the ground floor and landing areas.

## Kitchen

- Professionally designed shaker style kitchen.
- Quartz work surfaces to kitchen with upstand.
- Laminate worktop to utilities with upstand, stainless steel sink and mixer tap.
- Stainless steel under mounted sink with engraved drainer and Franke chrome plated mixer taps to kitchen.
- Single oven, integrated microwave, 4 ring burner gas hob and extractor hood, all to be Bosch stainless steel finish, built in fridge freezer and integrated dishwasher, to be Caple.
- Integrated Caple washer/dryer in the kitchen – for plots 4, 5, 7 and 8.
- Appliance spaces and plumbing for washing machine and tumble dryer to plots 1, 2, 3 and 6.



Quartz work surfaces



Single oven, combination microwave



Professionally designed contemporary kitchen



FRANKE



4 ring burner gas hob



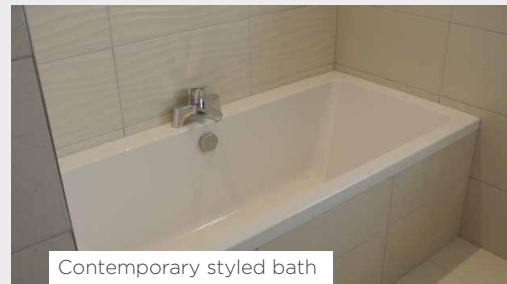
Contemporary extractor hood



Integrated dishwasher

## Bathrooms En-suites & WC

- High quality white ROCA sanitaryware to bathrooms, en-suites and WC's.
- ROCA vanity storage units to bathrooms, en-suites and WC's.
- Full height ceramic tiling to walls and floors in bathroom with splashback only to WC.
- Hansgrohe chrome plated dual controlled mixer tap/shower with pop-up wastes to basins and bath.
- Shower cubicles to include shower doors, low profile shower trays, full height tiling and chrome plated Hansgrohe thermostatic mixer showers to en-suites.
- High powered showers to en-suite and bathroom.
- Chrome plated towel rails to bathroom, en-suite and WC.



Contemporary styled bath



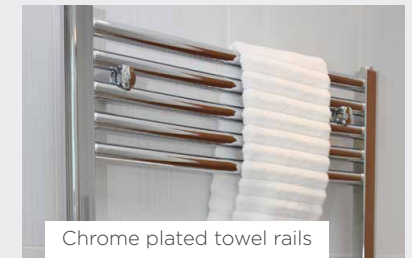
Full height tiling



Chrome plated dual controlled mixer taps



Roca sanitary ware



Chrome plated towel rails



Contemporary fixtures

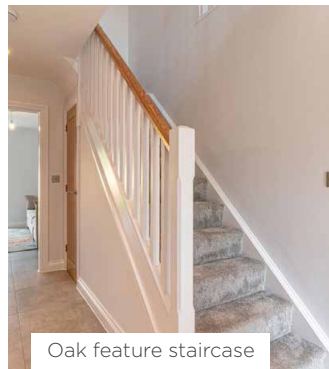


# Internal Finishes

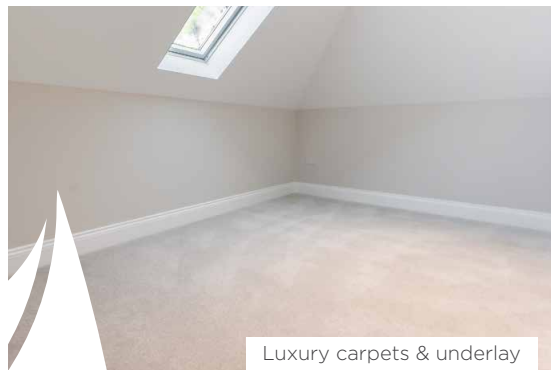
- Oak veneer solid core interior doors with polished chrome door furniture.
- Oak handrail and feature oak first step to staircase.
- Large format ceramic floor tiling to ground floor excluding living room.
- Contemporary ogee skirting and architraves.
- Luxury carpets and underlay to living room, bedrooms, stairs and landing. (colour choice available)
- French patio doors to rear of kitchen diner.



Ceramic floor tiling



Oak feature staircase



Luxury carpets & underlay



Ceramic floor tiling



Polished chrome door furniture



French patio doors

# Electrical Installation

- High speed fibre connection
- Chrome sockets and switches throughout the ground floor and landing.
- Recessed LED down-lighters to hall, kitchen, dining room, WC and bathroom.
- Under unit lighting to kitchen.
- Dual TV and socket to lounge, dining room and all bedrooms.
- Telephone socket to lounge.
- External power point.
- Electric vehicle charging point to each property (7kW Charger).



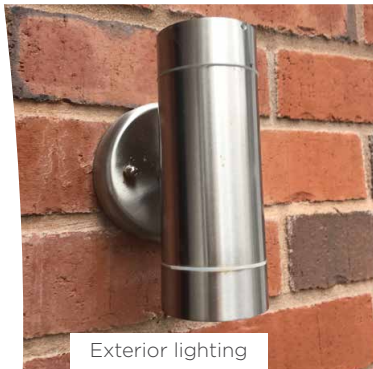
Electric vehicle charging point



Block paved drive



Outside power point



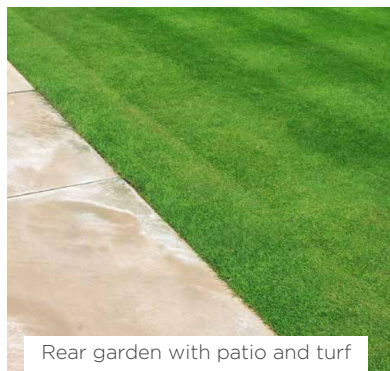
Exterior lighting



Thermostatic radiator valves



Planting to gardens



Rear garden with patio and turf



Outside tap

## Security

- Intruder alarm system.
- Multipoint locking system to all external doors.
- Full compliance with Part Q of the Building Regulations.
- Exterior lighting.
- High security Anti-Snap, Anti-Drill locks to all external doors.
- Exterior lighting.

## External Details

- Outside water tap.
- Landscaped front garden, patio and turf to rear.
- Block paved drives.
- Planting to gardens.
- Electric vehicle charging point to each property.

## Heating

- Thermostatic radiator valves to ground floor and first floor.
- Digital programmable room thermostat for central heating.
- 'A' rated Ideal gas combi boiler for heating and hotwater.

## Additional Details

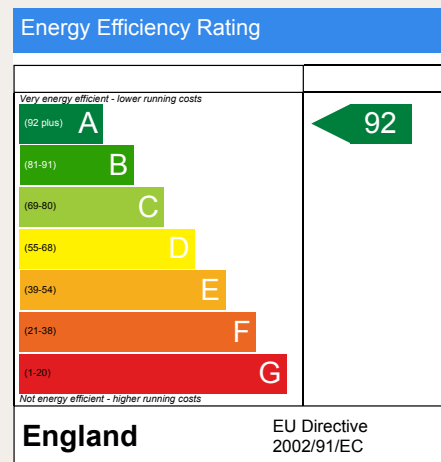
- 10 Year ICW Structural Warranty.
- High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in the summer.



# Environmental Details

## Predicted energy efficiency: Rating 'A'

The energy certificate to all plots will be a minimum of 92 rating.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## How we achieve an 'A' rated home



**1. Photo-voltaic panels**  
Capture the sun's energy and convert it into electricity that you can use in your home. PV panels are included on every property on this development.



**4. 'A'-rated appliances**  
We aim to only install appliances in your home that are 'A'-rated, ensuring low costs for your new home.



**2. High performance insulators**  
A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



**5. High-performance UPVC triple glazed windows**  
Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.



**3. Low energy lighting with LED technology**  
Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



**6. Air leakage tested**  
As part of the build process all our homes are tested for air leakage to eliminate cracks and gaps whilst ensuring proper ventilation.



#### 7. Thermostatically controlled radiator valves

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



#### 8. Electric car charger (7kW)

Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.



#### 9. Dual flush mechanism to toilets.

This reduces water consumption.



#### 10. Solidor composite front doors offers superior thermal efficiency and security

## How much will you save on energy bills?

Average energy bill calculations are based on energy consumption data from the EPCs of all homes for sale on Rightmove in August 2024, combined with the latest energy meter data, factoring in the latest energy price cap for July – September 2024.

### Rightmove's annual energy bill tracker



**Property Type:** 3 bedroom semi-detached house  
(as per plots 4, 5, 7 and 8)

| EPC rating |      |        |        |        |        |        |
|------------|------|--------|--------|--------|--------|--------|
| A          | B    | C      | D      | E      | F      | G      |
| £497       | £942 | £1,529 | £2,123 | £2,947 | £3,933 | £4,874 |

**Property Type:** 4 bedroom semi-detached house  
(as per plots 2 and 3)

| EPC rating |        |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|--------|
| A          | B      | C      | D      | E      | F      | G      |
| £576       | £1,125 | £1,887 | £2,689 | £3,761 | £5,155 | £6,897 |

**Property Type:** 4 bedroom detached house  
(as per plots 1 and 6)

| EPC rating |        |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|--------|
| A          | B      | C      | D      | E      | F      | G      |
| £594       | £1,211 | £2,020 | £2,796 | £3,989 | £5,331 | £7,227 |



# Millwood Gardens - the ideal location

**Nestled in a secluded location in Hall Green, Millwood Gardens is ideally situated just 7 miles south of Birmingham City Centre.**

With Robin Hood Island less than 5 minutes walk away, residents enjoy quick and convenient transport links to the heart of Birmingham and Solihull.

The area offers a wide range of local amenities including vets, dentists and pharmacies, as well as an array of shops in nearby Hall Green and Shirley. Major supermarkets such as Waitrose, Asda and a 24-hour Tesco are also easily accessible.

**Families will appreciate the abundance of well regarded primary and secondary schools in the area, many of which are rated 'good' or 'outstanding'. For those who enjoy outdoor activities, green spaces such as Trittford Mill Park and Shirley Park provide picturesque spots for relaxation or exercise.**

Just 5 miles away, Junction 4 of the M42 offers excellent connectivity, providing quick access to Birmingham Airport and Birmingham International train station.

## **Millwood Gardens**

Hall Green, Birmingham, B28 0QE



Outstanding local schools



Birmingham City Centre



Touchwood Shopping Centre, Solihull



Solihull Town Centre



Trittford Mill Park



Numerous nearby restaurants



## By road

Birmingham City Centre  
- 15 mins

Solihull Town Centre  
- 7 mins

Shirley Centre  
- 5 mins

Birmingham Airport  
- 17 mins

M42 Junction 4  
- 10 mins

## By foot

Chilcote Primary School  
(Ofsted Outstanding)  
- 4 mins

Bus Stop  
(Robin Hood Island)  
- 5 mins

Tesco Supermarket  
- 13 mins

Train Station  
(Yardley Wood)  
- 20 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 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:**  
**Julia Evans**

**Email:**  
[newhomes@smart-homes.co.uk](mailto:newhomes@smart-homes.co.uk)

**Call:** 0121 744 4144

  
**Millwood  
Gardens**  
Hall Green

 **KINGSWOOD  
HOMES**

**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.





Unit 1, Patrick Farm Barns,  
Meriden Road, Hampton in Arden,  
Solihull B92 0LT

**Email:** [info@kingswoodhomes.co.uk](mailto:info@kingswoodhomes.co.uk)

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