

# GROVEWOOD GARDENS

## KINGS NORTON, BIRMINGHAM



smarthomes  
NEW HOMES

A SMALL DEVELOPMENT THREE DETACHED  
ECO FRIENDLY HOMES

PRICES FROM £295,000



# GROVEWOOD GARDENS

## KINGS NORTON, BIRMINGHAM

Groveswood Gardens offers the opportunity to own an individually designed, brand new home in Kings Norton. Located only 7 miles from Birmingham City Centre and 1 mile to The Green in Kings Norton.

Set on Groveswood Drive just off Redditch Road in Kings Norton, this exciting new development of three brand new detached homes boast an energy efficient, bespoke specification that include high quality ensuite 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 existing mature trees, the rear gardens of the three properties each boast a patio area, planting and a lawn to offer the chance of relaxation in a pleasant and charming setting.







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### PLOTS 1 & 2

#### GROUND FLOOR

Hallway  
 Lounge  
 4.1m x 4.22m  
 Kitchen / Dining / Family room  
 4m x 6.42m  
 W.C.

#### FIRST FLOOR

Landing  
 Master Bedroom  
 2.97m x 3.7m (12.6sqm)  
 Bedroom Two  
 2.97m x 3.3m (11.7sqm)  
 Bedroom Three  
 2.3m x 4.3m (9.89sqm)  
 Bedroom Four  
 2m x 2m (4sqm)  
 Bathroom

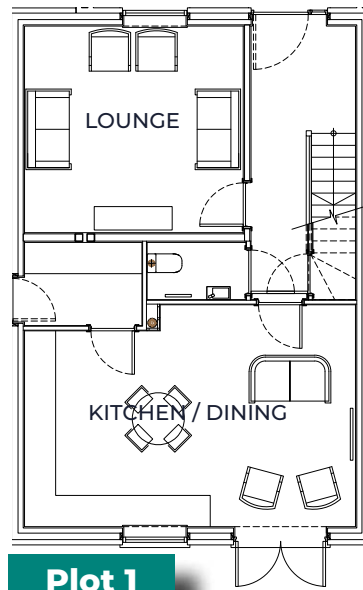
### PLOT 3

#### GROUND FLOOR

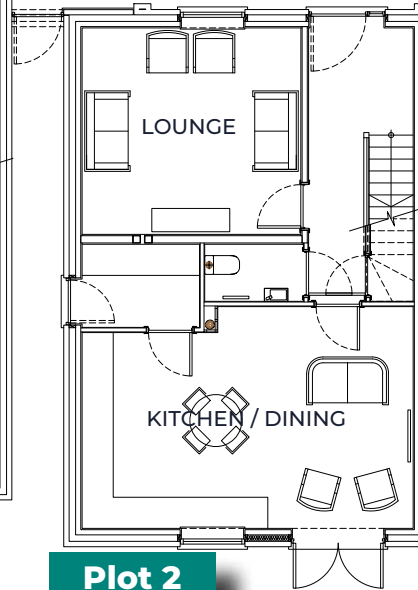
Hallway  
 Kitchen  
 3.6m x 2.96m  
 Lounge / Dining  
 3.4m x 5.2m  
 W.C.

#### FIRST FLOOR

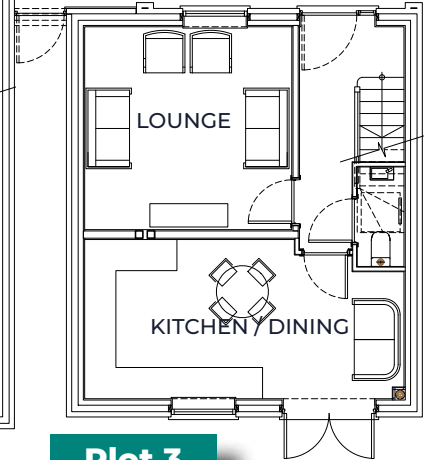
Landing  
 Bedroom one  
 1.55m x 4.89m  
 Bedroom Two  
 4.5m x 2.83m  
 Bathroom



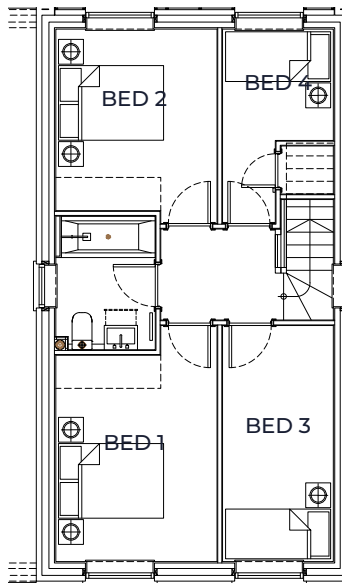
Plot 1



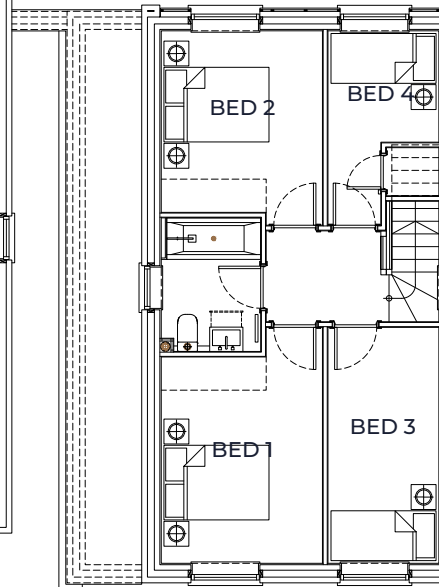
Plot 2



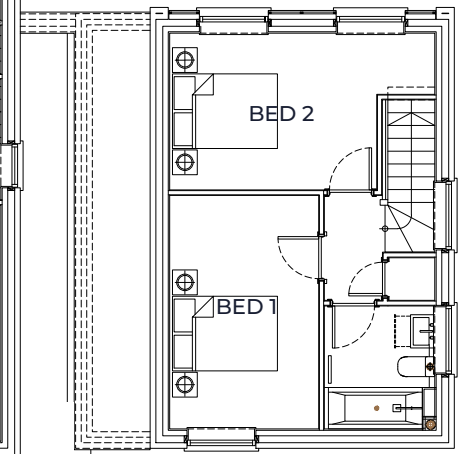
Plot 3



Plot 1



Plot 2



Plot 3



# SPECIFICATION

## KITCHEN

1. Professionally designed contemporary shaker style kitchen.
2. Quartz work surfaces to kitchen with upstand.
3. Laminate worktop to utilities with upstand, with caple taps.
4. Stainless steel one and a half bowl under mounted sink with engraved drainer and Franke chrome plated mixer tap to kitchen.
5. 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.
6. Appliance spaces and plumbing for washing machine and tumble dryer installation into the utility by others, to Plots 1&2, Plot 3 will come with an integrated Caple washer/dryer in the kitchen area.

## BATHROOM, ENSUITES AND WC

7. High quality white ROCA sanitaryware to bathroom and WC.
8. ROCA vanity storage units to bathroom and WC.
9. Concealed cisterns with back to the wall pans to bathroom WC.
10. Full height ceramic tiling to walls and floors in bathroom with splashback only to WC.
11. Hansgrohe chrome plated dual controlled mixer tap/shower with pop-up wastes to basins and bath.
12. Chrome plated towel rails to bathroom, and WC.
13. Ceramic tiles bath panels.

## INTERNAL FINISHES

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

## ELECTRICAL INSTALLATION

19. Chrome sockets and switches throughout the ground floor and landing.
20. Recessed LED down-lighters to hall/kitchen/dining room/WC and bathroom.
21. Under unit lighting to kitchen.
22. Dual TV and socket to lounge/dining room and all bedrooms.
23. Telephone socket to lounge.
24. External power point.

## ENVIRONMENTAL DETAILS

25. A rated kitchen appliances to reduce water and energy use.
26. 100% LED low energy lighting.
27. Dual flush mechanism to toilets to reduce water consumption.
28. PV Solar panels to supplement the Electricity consumption.
29. Energy efficient triple glazed UPVC windows and doors throughout.
30. Solidor composite front doors, offering superior thermal efficiency and security.
31. EPC Rating of 95A to plots 1 &2 and 93A to plot 3.

## HEATING

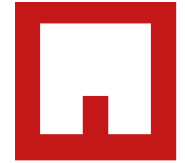
41. Thermostatic radiator valves to ground floor and first floor.
42. Digital programmable room thermostat for central heating.
43. A rated Ideal gas combi boiler for heating and hotwater.

## ADDITIONAL DETAILS

44. 10 Year ICW Structural Warranty.
45. 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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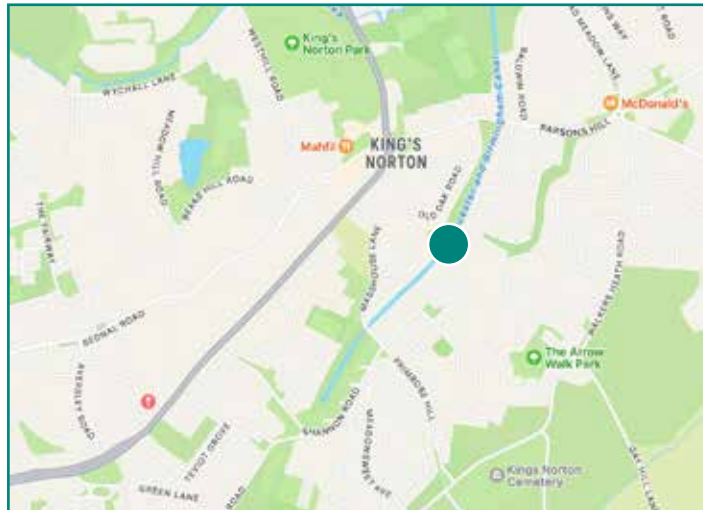
### LOCATION

Kings Norton is in southwest Birmingham that has plenty of shops and its own local nature reserve, giving residents a huge range of opportunities to get away from the hustle and bustle of everyday life, and relax in some of Birmingham's finest scenery.

Golfers will be delighted to discover Kings Norton Golf Club which stretches across 22-acres of Worcestershire countryside. Kings Norton is a notorious family area with plenty of restaurant spots. It is also only a few miles away from The University of Birmingham and Queen Elizabeth Hospital, which can be accessed by a range of excellent transport links.

### GENERAL INFORMATION

Tenure: Freehold  
Services: Mains gas, electricity and water  
EPC: Plots 1 & 2 95A | Plot 3 93A  
Local Authority: Birmingham City Council  
Warranty: 10 year builders warranty



### CONTACT DETAILS

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#### Agents Note

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes and under no circumstances are to be reproduced by a third party without prior permission.

#### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)

