



Colebrook Place, Leyman Close

From **£350,000**

A beautifully designed three bedroom new build home at Colebrook Place, Leyman Close, Yardley Wood, within an exclusive development of just 14 properties. Offering modern living, two allocated parking spaces, and a quiet residential setting close to local amenities and transport links. Predicted completion Spring 2026. Get in touch today to find out more! 0121 744 4144 option 3

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Property Type: Semi Detached House

Kitchen & Utility

- Contemporary, soft-close kitchen units
- Feature Granite or Quartz worktops
- Fully Integrated Neff appliances including fridge, freezer, dishwasher, electric induction hob/gas hob, washer/ dryer, electric oven, and feature extractor
- Complementary under-unit and kickboard LED lighting
- 18mm kitchen unit carcasses
- Dordogne Oak doors
- 6" skirting
- LED down-lighting
- Boosted TV, satellite and radio points
- Designer, space-saving radiator
- Ceramic tiled flooring



Bathrooms, Ensuites and Cloakrooms

- High-quality sanitary wear with vanity style sink unit
- Hand-picked, ceramic/ porcelain feature wall tiles with complimentary designs
- Designer mixer taps
- Oversized, monsoon style shower / shower over baths.
- Feature ceramic/ porcelain tiled flooring
- Centrally heated, designer chrome/ grey towel-rail
- obscure glazed windows
- LED down-lighters
- Extractor fan with external venting

Living Rooms and Bedrooms

- TV & radio entertainment unit supplying amplified signal to all main reception rooms and bedrooms
- SKY ready, with pre-installed dish and Widescreen TV ready wall trusses
- BT ready telephone points
- Dordogne Oak doors
- 6" skirting boards
- High quality carpet
- Accent lighting
- Fitted Bedroom furniture and wardrobes (where specified)



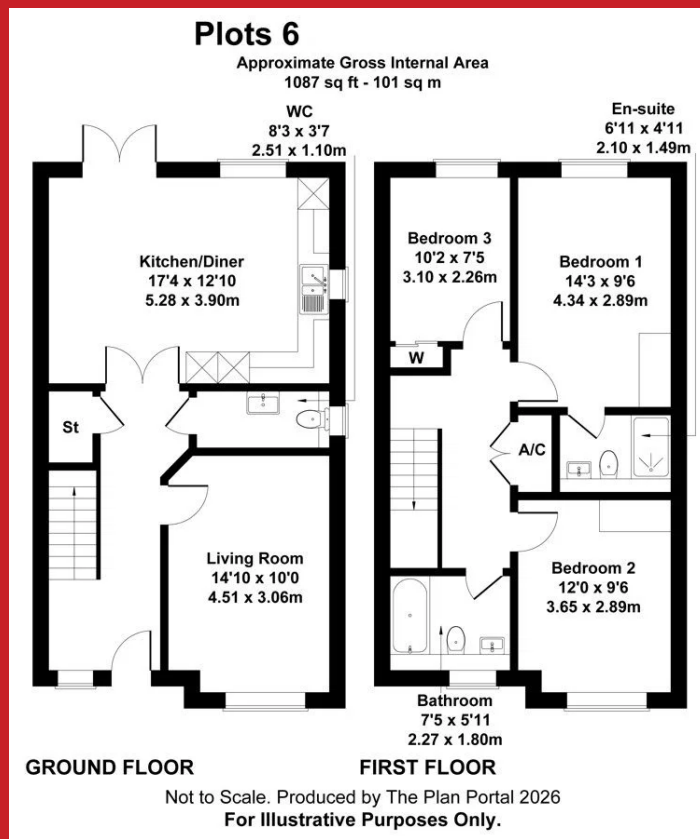
Reception Halls & Landings

- Attractive door number or house name plate
- Welcoming Porcelain tiled floor
- Dordogne Oak doors
- Contrasting 6" light skirting
- LED down-lighters
- Security system
- Power points – brushed steel

Outside

- Hard & soft landscaping designed by landscape architects.
- Block paved driveways
- landscaped gardens / rear gardens turfed
- Block-paved patio area with lighting
- Electric charging point.
- External Tap.
- Garden Shed.





Contact us today!
 0121 744 4144 + Option 3
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