

For further details
please contact:



Hunters New Homes on:
01564 778779



Elegant Homes, 683-685 Warwick Road, Solihull, West Midlands B91 3DA
Telephone: 0121 709 0255 Fax: 0121 709 0242
www.elegantdevelopments.co.uk

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boden gardens



Boden Road, Hall Green, Birmingham B28 9DL

A select development of 3 detached four bedroom homes, 2 semi-detached four bedroom homes and 1 three bedroom bungalow

Contemporary homes with a sense of space

It's a pleasure to have the opportunity to build a select development of only six homes in the heart of Hall Green, in close proximity to its shopping, leisure facilities and local schools.



Since I started the business in 1983 Elegant Homes has established a reputation as a specialist residential property developer of prestigious homes in prime locations. From our offices in central Solihull, I've built up a team of professionals who, like me, are committed to delivering quality. Please take a look at our company website www.elegantdevelopments.co.uk which details our portfolio of properties, spanning our continuous growth and illustrating a selection of local homes ranging from one bedroom apartments to luxury £1,000,000 five bedroom homes – all of which share our commitment to quality and workmanship.

This selection of three styles of homes at Boden Gardens has been exclusively designed to create modern, but traditionally built and styled homes that will retain their quality for generations to come.

Care has been taken to ensure that the homes complement the surrounding area with their traditional exteriors blending well with

contemporary interiors designed to meet the demands of busy modern lifestyles.

Combining a flexible use of space with a quality specification, each property has been built to the highest standard and much time and planning has gone into the selection of fixtures and fittings. Concrete floors at ground floor level and silent timber floors at first floor level reduce noise transference between rooms and floors. Added to this comes the luxury of modern kitchens, beautiful bathrooms and separate shower rooms with “jack and jill” access as well as a generous provision of built-in wardrobes in bedrooms.

Hopefully we have included all you need to know about the selection of properties at Boden Gardens within this brochure - however, if there is anything else you would like to know please do not hesitate to contact me and I will do all I can you help you.

Barney McElholm B.Sc (Est Man) MRICS
Managing Director
Elegant Homes

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The Hancock

A detached, Edwardian style, four bedroom house with well proportioned living accommodation, an integral single garage and south facing gardens.

On the ground floor a welcoming entrance hall leads into a good sized dining room with front facing walk-in bay window. To the rear, a spacious, well proportioned living room has a feature fireplace with a coal effect fire and french doors leading to the garden. The attractive fully fitted kitchen also enjoys the advantages of french doors leading into the garden. A guest cloakroom is also located off the hall.

Upstairs, there are four good sized double bedrooms. The master bedroom features built-in wardrobes and a well fitted en-suite shower room which can also be accessed from the upstairs landing. Bedroom two boasts built-in wardrobes and a feature walk-in bay window overlooking the front of the property. Bedroom three is a good sized double bedroom with built-in wardrobes and bedroom four is a double bedroom that overlooks the garden. A modern family bathroom serves the property.



Plots 1, 4 and 5



Front Elevation

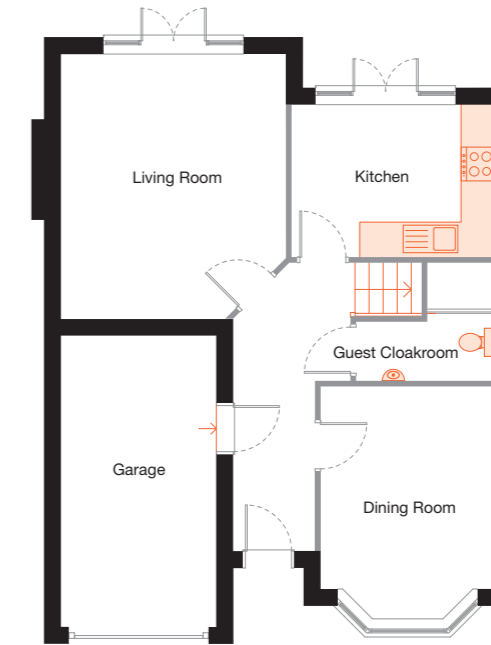


Rear Elevation

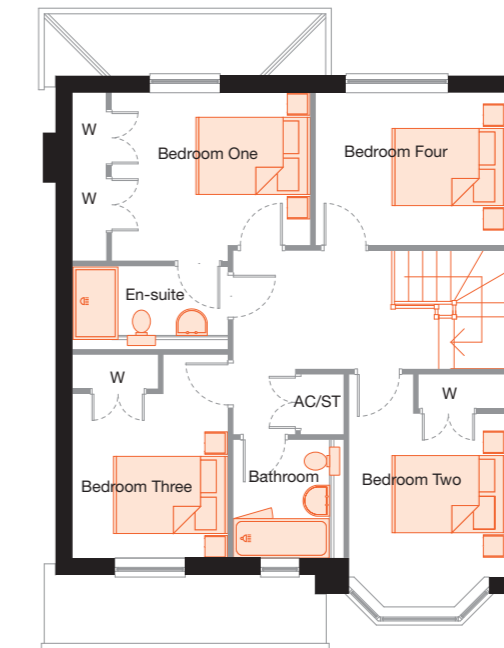


The Hancock - accommodation & dimensions plots 1, 4 and 5

Ground floor		
Room	Metric	Imperial
Living Room	3891 x 4654mm	12'9" x 15'3"
Dining Room	3047 x 3550mm	10' x 11'8"
Kitchen	3562 x 2659mm	11'8" x 8'9"
Guest Cloakroom		
Single Integral Garage		



First floor		
Room	Metric	Imperial
Bedroom One	4174 x 2946mm	13'8" x 9'8"
En-suite	2709 x 1413mm	8'11" x 4'8"
Bedroom Two	2741 x 3550mm	9' x 11'8"
Bedroom Three	2709 x 3563mm	8'11" x 11'8"
Bedroom Four	3335 x 2659mm	10'11" x 8'9"
Bathroom	1909 x 2050mm	6'3" x 6'9"



Photographs illustrate a typical Elegant Homes interior.



The Walker

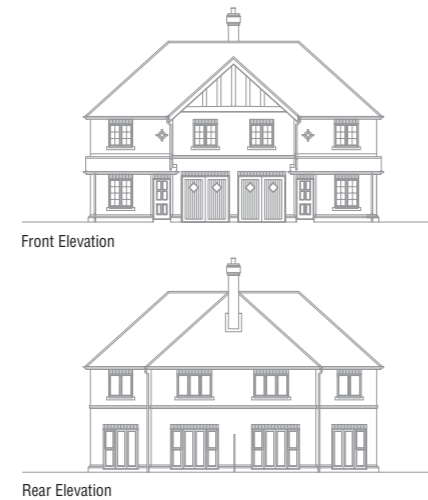
A semi-detached, Edwardian style, four bedroom house with integral single garage and south facing gardens.

Leading from the entrance hall, an attractively appointed, fully fitted kitchen looks over the front of the property. The spacious and well proportioned living room has a feature fireplace with a coal effect fire and enjoys french doors leading onto the garden which faces south. The dining room is also positioned to the rear of the property overlooking the garden with french doors opening onto it. There is a guest cloakroom off the entrance hall and services are provided at the rear of the garage for locating a utility area if preferred.

Upstairs, there are four double bedrooms, one family bathroom and an en-suite shower room. The master bedroom overlooks the rear garden and benefits from built-in wardrobes and a well designed en-suite shower room. This en-suite can also be accessed from the upstairs landing. Bedrooms two and three are double rooms with built-in wardrobes and bedroom four is a double room overlooking the front of the property. A well planned family bathroom also includes a shower over the bath.

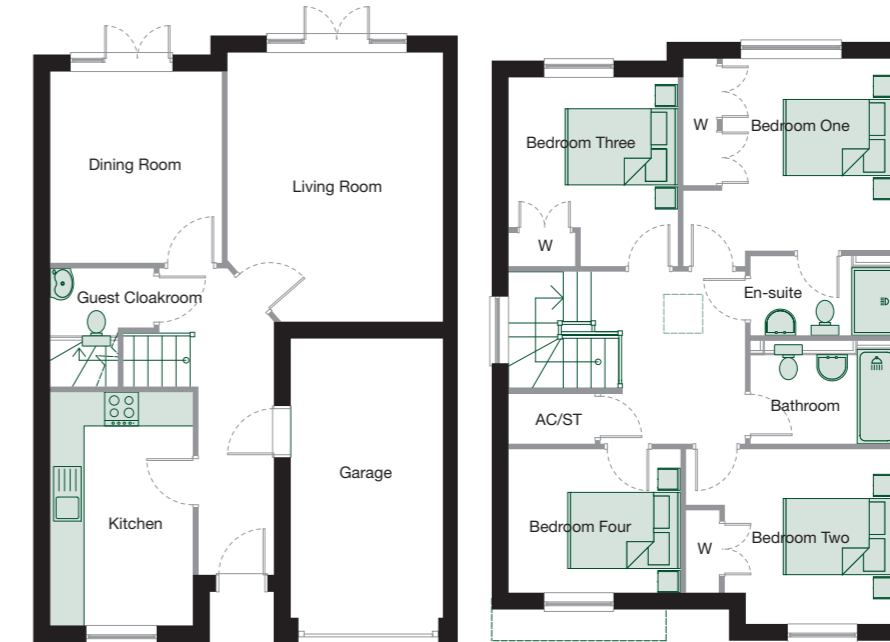


Plots 2 and 3



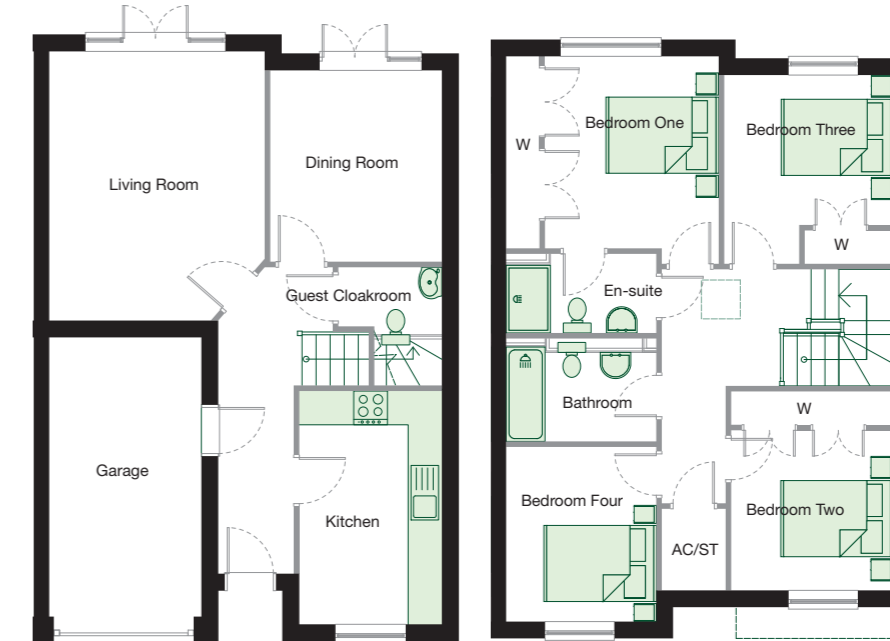
The Walker - accommodation & dimensions plot 2

Ground floor		
Room	Metric	Imperial
Living Room	3779 x 4734mm	12'5" x 15'6"
Dining Room	3000 x 3350mm	9'10" x 11'
Kitchen	2484 x 4096mm	8'2" x 13'5"
Guest Cloakroom		
Single Integral Garage		
First floor		
Bedroom One	3779 x 3084mm	12'5" x 10'1"
En-suite	2569 x 1700mm	8'5" x 5'7"
Bedroom Two	3732 x 3096mm	12'3" x 10'2"
Bedroom Three	3000 x 3350mm	9'8" x 11'
Bedroom Four	3048 x 2534mm	10' x 8'4"
Bathroom	2569 x 1804mm	8'5" x 5'11"



plot 3

Ground floor		
Room	Metric	Imperial
Living Room	3779 x 4734mm	12'5" x 15'6"
Dining Room	3000 x 3350mm	9'10" x 11'
Kitchen	2484 x 4096mm	8'2" x 13'5"
Guest Cloakroom		
Single Integral Garage		
First floor		
Bedroom One	3779 x 3084mm	12'5" x 10'1"
En-suite	2654 x 1700mm	8'8" x 5'7"
Bedroom Two	2875 x 3534mm	9'5" x 11'7"
Bedroom Three	3000 x 3350mm	9'8" x 11'
Bedroom Four	2654 x 3096mm	8'8" x 10'2"
Bathroom	2675 x 1796mm	8'9" x 5'11"



Photographs illustrate a typical Elegant Homes interior.

The Mansell

A superbly appointed large three bedroom bungalow with separate single garage and a triple aspect.

A light and spacious entrance hall leads into a large kitchen/breakfast room which benefits from french doors opening onto the garden. Double doors link the kitchen with the property's good sized and well proportioned living room which also boasts a feature fireplace with a coal effect fire and french doors into the garden. The master bedroom has built-in wardrobes and an en-suite shower room.

Bedroom two is a good sized double room with built-in wardrobes and bedroom three can either be used as a dining room, study or an additional double bedroom if required.

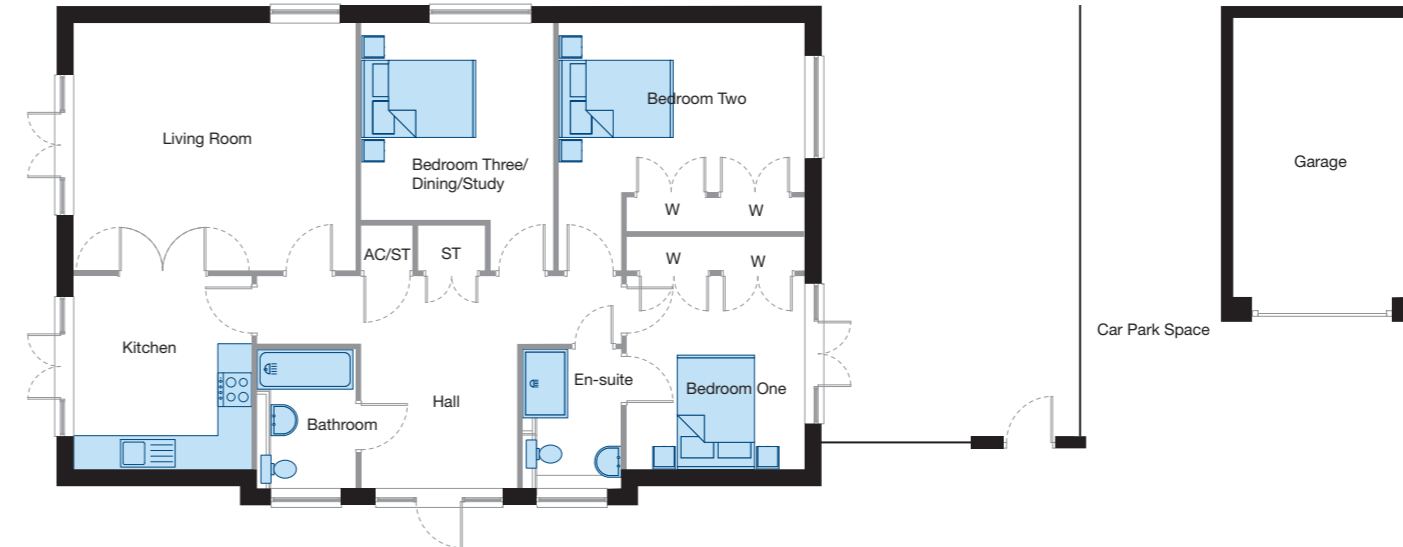
A separate bathroom with a shower over the bath completes the accommodation.



Plot 6



The Mansell - accommodation & dimensions plot 6



Ground floor		
Room	Metric	Imperial
Living Room	4963 x 4350mm	16'3" x 14'3"
Kitchen	3113 x 3384mm	10'3" x 11'1"
Bedroom One	3112 x 4084mm	10'2" x 13'5"
En-suite	1700 x 2422mm	5'7" x 7'11"
Bedroom Two	4322 x 3650mm	14'2" x 12'
Bedroom Three	3362 x 3650mm	11' x 12'
Bathroom	1700 x 2422mm	5'7" x 7'11"
Single Garage		



Photographs illustrate a typical Elegant Homes interior.



Specification

EXTERNALS

Drive, Parking and Paths

A tarmac private road and drive with patios finished in buff finished paving slabs.

Boundaries and Landscaping

Existing mature trees and hedges will be retained and augmented with fencing and additional planting where appropriate. Soft landscaping areas to the front of the dwellings will be planted or turfed as appropriate.

GENERAL

Structure

Traditionally built with block and brick external walls and with Tudor boarding and rendered panels reflecting the established character of the area. Concrete floors at ground floor with timber floors at first floor and with timber stud partition walls dry lined and plastered throughout.

Windows

High quality low maintenance UPVC casement windows with shoot bolt/espagnolette locking.

Main Front Door

Hardwood entrance doors stained in a teak finish.

Garaging

Garaging with up and over garage doors.

HOUSE INTERIORS

Internal Doors

All internal doors to be traditionally styled four panelled and painted white.

Kitchen

Stylishly and individually designed with a range of quality appliances and finishes including: -

- Stainless steel satin finished sink with chrome mixer taps
- Double electric oven
- Ceramic/gas hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated full height fridge/freezer
- Floor tiles to kitchen floor.

Wardrobes

A generous provision of built-in wardrobes as shown on marketing drawings.

Bathrooms, En-Suites & Cloakrooms

High quality sanitaryware fitted throughout with full height tiling to shower cubicles half height tiling to other walls and ceramic floor tiling throughout these areas.

Heating

Gas fired central heating, hot water provided by a fully automatic programmable boiler and Megaflow hot water system. All radiators will be individually thermostatically controlled. Coal effect gas fire will be fitted into a feature fireplace in the living room.

Electrical

A generous provision of switched socket outlets and other electrical light fittings, with chrome effect finish to living room, hall and bedroom one.

Plaster Work

Coving to all areas where appropriate. Ceilings to be smooth skimmed painted white.

Decoration

General decoration is finished with white gloss work to skirtings, architraves and window boards. Whilst walls are painted magnolia (except kitchens and bathrooms which are finished in brilliant white).

Intruder Alarm

An individual alarm system will be fitted to each of the properties and their garages including passive infrared sensors and external door contacts.

The Vendor reserves the right to make minor alterations to the specification as required.

* Subject to early reservation.

Local Information

Located only four miles from Birmingham's city centre, Hall Green has always been a popular and highly convenient choice for families looking for a leafy retreat from the demands of city living.

The majority of housing in the area was developed between the First and Second World Wars, resulting in mainly detached and semi-detached housing pleasantly laid out within tree-lined roads and green spaces. Hall Green is one of Birmingham's finest suburbs and has been home to a number of famous people including comedian Tony Hancock, racing commentator Murray Walker and Formula One driving champion Nigel Mansell.

Situated on one of Hall Green's most attractive tree-lined roads, Boden Gardens is perfectly located to enjoy the surrounding area. A varied selection of independently run shops, the prestigious Waitrose supermarket, a post office and library are within easy walking distance and there is an excellent choice of local schools and colleges. An even greater selection is also close at hand in either Shirley, Solihull or Birmingham.

Communications into Birmingham and nearby Solihull just couldn't be easier. Hall Green station is nearby and the area is well served by good local bus services into the city centre, Solihull and Shirley. The recent designation of the Stratford Road as a red route has also helped to ease traffic congestion in, and out, of Birmingham's city centre for bus and car travellers.



A34 to Birmingham



A34 to Stratford

