

## Specification

### EXTERNALS

#### Drive, Parking and Paths

A tarmac private road with block paved drives, paths and patios finished in buff finished paving slabs and gravel.

#### Boundaries and Landscaping

Existing extensive mature trees and hedges will be retained and augmented with fencing and additional planting. Soft landscaping areas to the front of the dwellings will be planted or turfed as appropriate. The entrance from Oakland Close to be framed with brick piers with stone copings.

### GENERAL

#### Structure

Concrete floors at ground, first and second floors with block work partition walls dry lined and plastered throughout.

#### Windows

High quality low maintenance Rehau UPVC casement windows with shoot bolt/espagnolette locking and chrome furniture.

#### Main Front Door

Hardwood entrance doors stained in a teak finish.

#### Garaging

Garaging with electrically operated up and over garage doors.

### HOUSE INTERIORS

#### Internal Doors

All internal doors to principal rooms to be oak wood veneer.

#### Kitchen

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

- Stainless steel satin finished sink with chrome mixer taps
- Double electric oven
- Ceramic hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated full height fridge/freezer
- Choice of finish and door handles\*
- Choice of floor tiles
- Utility room incorporating space for a washing machine and tumble drier.

#### Wardrobes / Dressing Rooms

Generous built-in wardrobe provision to all bedrooms with fitted wardrobes optional.

#### Bathrooms, En-Suites & Cloakrooms

High quality Ideal Standard sanitary ware fitted throughout with full height tiling to shower cubicles. 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 throughout. A 5 amp lamp circuit with dimmer control to living room and bedroom one.

The property will be wired to receive an optional advanced multi-room music system and wireless internet connectivity is provided on all levels.

#### Decoration

All homes have smooth plastered ceilings painted white. General decoration is finished with white gloss work to skirtings, architraves and windowboards whilst walls are painted magnolia (except kitchens, family areas and bathrooms which are finished in brilliant white).

#### Intruder Alarm

An individual alarm system will be fitted to each of the properties including passive infrared sensors, personal attack buttons and external door contacts.

\* Subject to early reservation.

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

# OAKLAND court

OAKLAND CLOSE  
HAMPTON LANE  
SOLIHULL  
B91 2QB



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## Contemporary Living

It is delightful to have the opportunity to build seven new detached family houses in the very heart of Solihull, in close proximity to its shopping and leisure centres and to some of its finest schools. Oakland Court will also provide easy access to the Midlands motorway network, to Birmingham International Airport and to Birmingham International train station.

These four, five and six bedroom detached family homes are entirely new designs and they are planned with modern day family life firmly in mind.

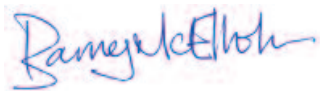
At ground floor level, spacious living rooms feature a glazed screen and a limestone fireplace. Kitchen/breakfast rooms benefit from modern designs and high quality appliances, all opening onto gardens with a south or west aspect and many kitchen/breakfast rooms interconnect with family/dining rooms.

The first and second floors will accommodate four, five or six bedrooms with a generous provision of en-suite facilities and built-in wardrobes. All bedrooms are double and some are particularly spacious providing not only a place to sleep, but also a place to work, to play or simply to retreat.

All of this accommodation is built to the highest standard and enjoys a quality specification. Concrete floors at all levels and blockwork partition walls throughout provide a solid build and reduced noise transference between rooms and floors. Front elevations feature glazed screens and balconies which together provide a light and modern feel within. Added to this comes the luxury of modern kitchens with high quality appliances, beautiful bathrooms and en-suite shower rooms.

All properties will provide wireless internet interconnectivity and will be ready to receive an optional high quality multi-room music system.

These new houses at Oakland Court provide an exciting opportunity to own a new home designed for twenty-first century family life and built to a standard which will endure for generations to come.



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








# Oakland Court

Located off Hampton Lane  
in the heart of Solihull

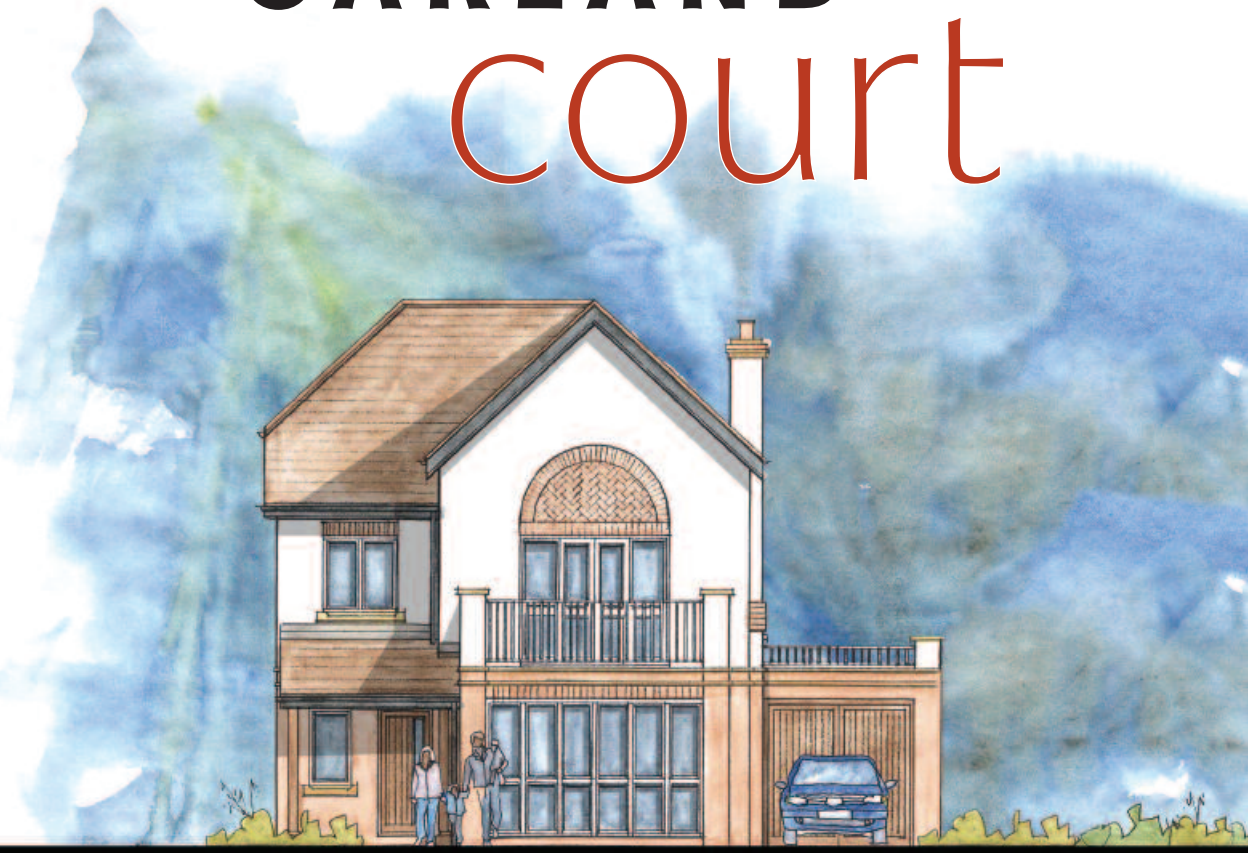


## Site Plan

### House Key

- |   |   |  |
|---|---|--|
|  The Aspen   |  The Juniper |  The Mulberry |
|  The Sessile |  The Robur   |  |

## OAKLAND court



Plot one is a four bedroom detached house arranged over two floors with an adjacent garage.

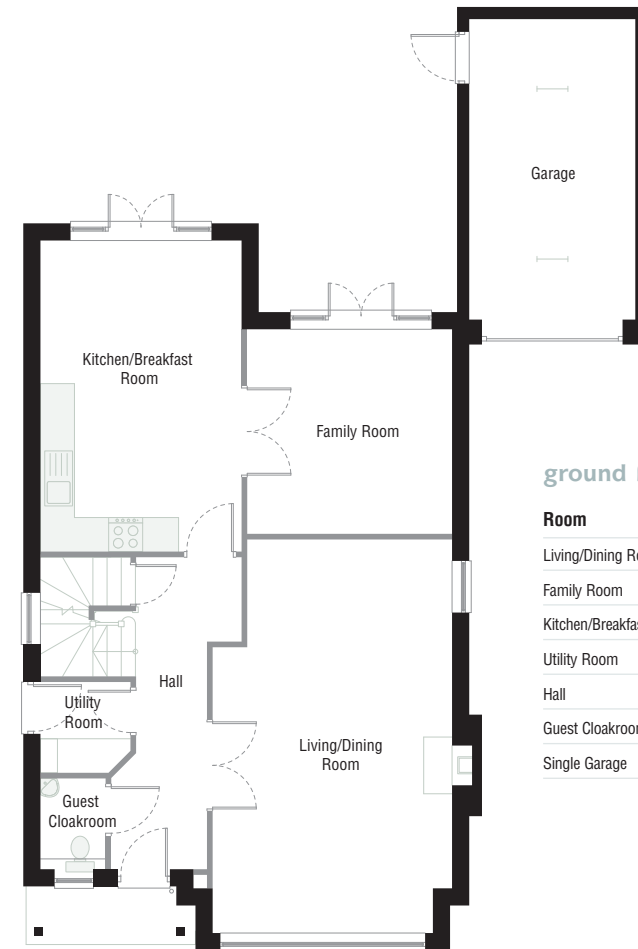
### Ground Floor

The property enjoys a spacious living/dining room which features a glazed screen and limestone fireplace. Both the kitchen/breakfast room and interconnecting family room benefit from french doors that open onto a rear garden, which enjoys a westerly aspect. A utility room and a guest cloakroom are also provided on the ground floor.

### First Floor

Bedroom one features a glazed screen with french doors and walk-on balcony and benefits from an en-suite shower room. Bedroom two also enjoys en-suite facilities whilst bedrooms three and four are serviced by a family bathroom. The property enjoys a generous provision of built-in wardrobes.

### Accommodation and dimensions

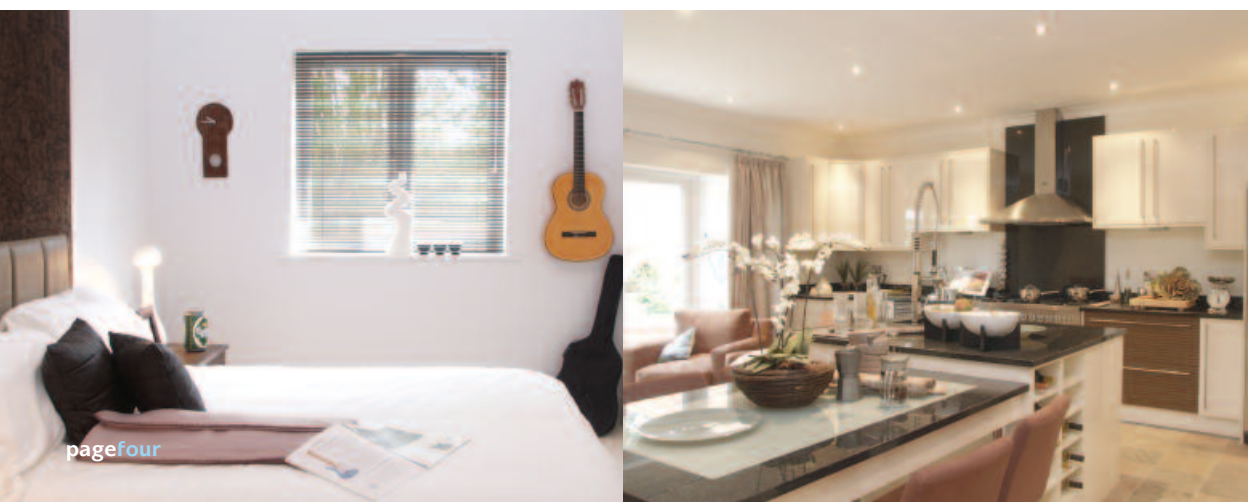
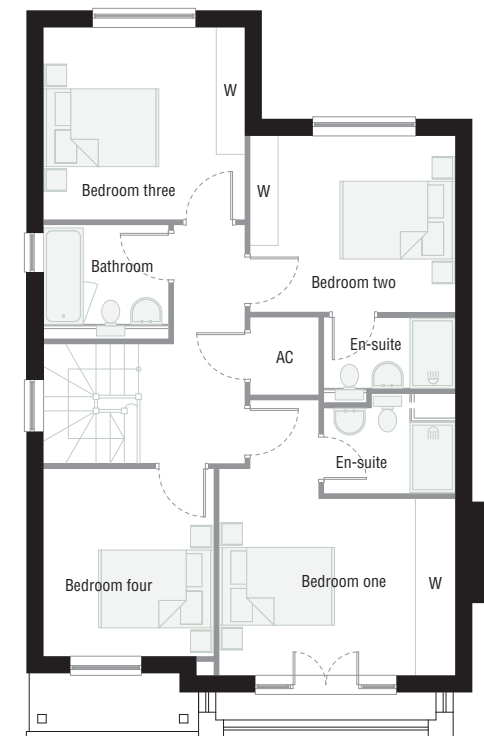


#### ground floor

Room	Metric	Imperial
Living/Dining Room	4177 x 6888mm	13'8" x 22'7"
Family Room	3562 x 3556mm	11'8" x 11'8"
Kitchen/Breakfast	3497 x 5434mm	11'6" x 17'10"
Utility Room	1537 x 1550mm	5' x 5'1"
Hall		
Guest Cloakroom		
Single Garage		

#### first floor

Room	Metric	Imperial
Bedroom one	3409 x 3059mm	11'2" x 10'
En-suite	2262 x 1450mm	7'5" x 4'9"
Bedroom two	3562 x 3050mm	11'8" x 10'
En-suite	2262 x 1450mm	7'5" x 4'9"
Bedroom three	3497 x 3334mm	11'6" x 10'11"
Bedroom four	2950 x 3250mm	9'8" x 10'8"
Bathroom	2150 x 1950mm	7'1" x 6'5"



# OAKLAND court



Plot two is a five bedroom detached house with accommodation arranged over three floors and with separate courtyard garaging for two cars.

### Ground Floor

The spacious living room features a glazed screen and limestone fireplace. Both the kitchen/breakfast room and interconnecting family/dining room have french doors opening onto the garden which faces west. A study, utility room and guest cloakroom are also provided on the ground floor.

### First Floor

Bedroom one benefits from an en-suite shower room, generous provision of built-in

wardrobes and features a glazed screen with french windows and a walk-on balcony. Bedrooms three and five also benefit from built-in wardrobes and are serviced by the family bathroom on this floor with bedroom three having direct access to it.

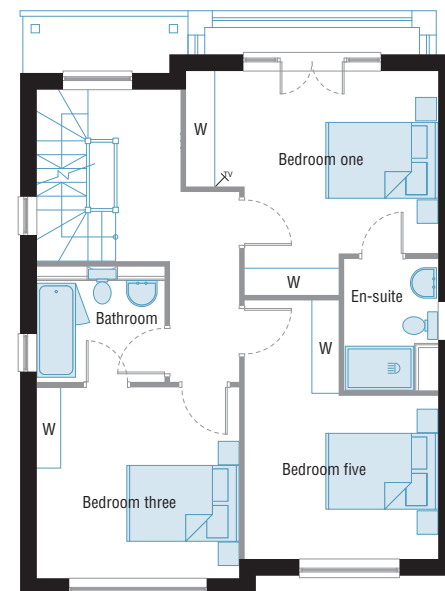
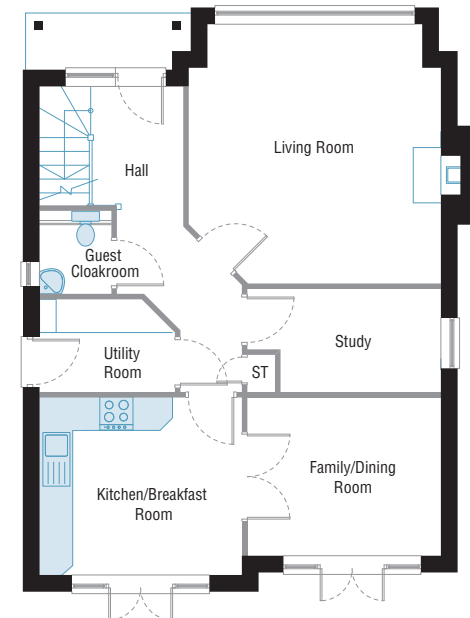
### Second Floor

A large well proportioned bedroom two provides a light and spacious environment whilst bedroom four features a glazed screen. Both bedrooms share a four piece en-suite bathroom facility.

## Accommodation and dimensions

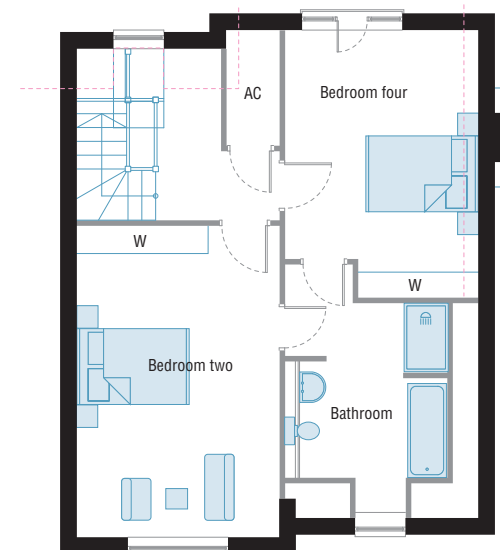
### ground floor

Room	Metric	Imperial
Living Room	4510 x 4633mm	14'10" x 15'3"
Family/Dining Room	3450 x 2955mm	11'4" x 9'6"
Kitchen/Breakfast	3609 x 3159mm	11'10" x 10'4"
Study	3450 x 1812mm	11'4" x 5'11"
Utility Room	2350 x 1625mm	7'8" x 5'4"
Hall		
Guest Cloakroom		
Double Garage		



### first floor

Room	Metric	Imperial
Bedroom one	3810 x 3248mm	12'6" x 10'8"
En-suite	1650 x 2325mm	5'5" x 7'8"
Bedroom three	3609 x 3401mm	11'10" x 11'2"
Bathroom	2259 x 2033mm	7'5" x 6'8"
Bedroom five	3450 x 2900mm	11'4" x 9'6"

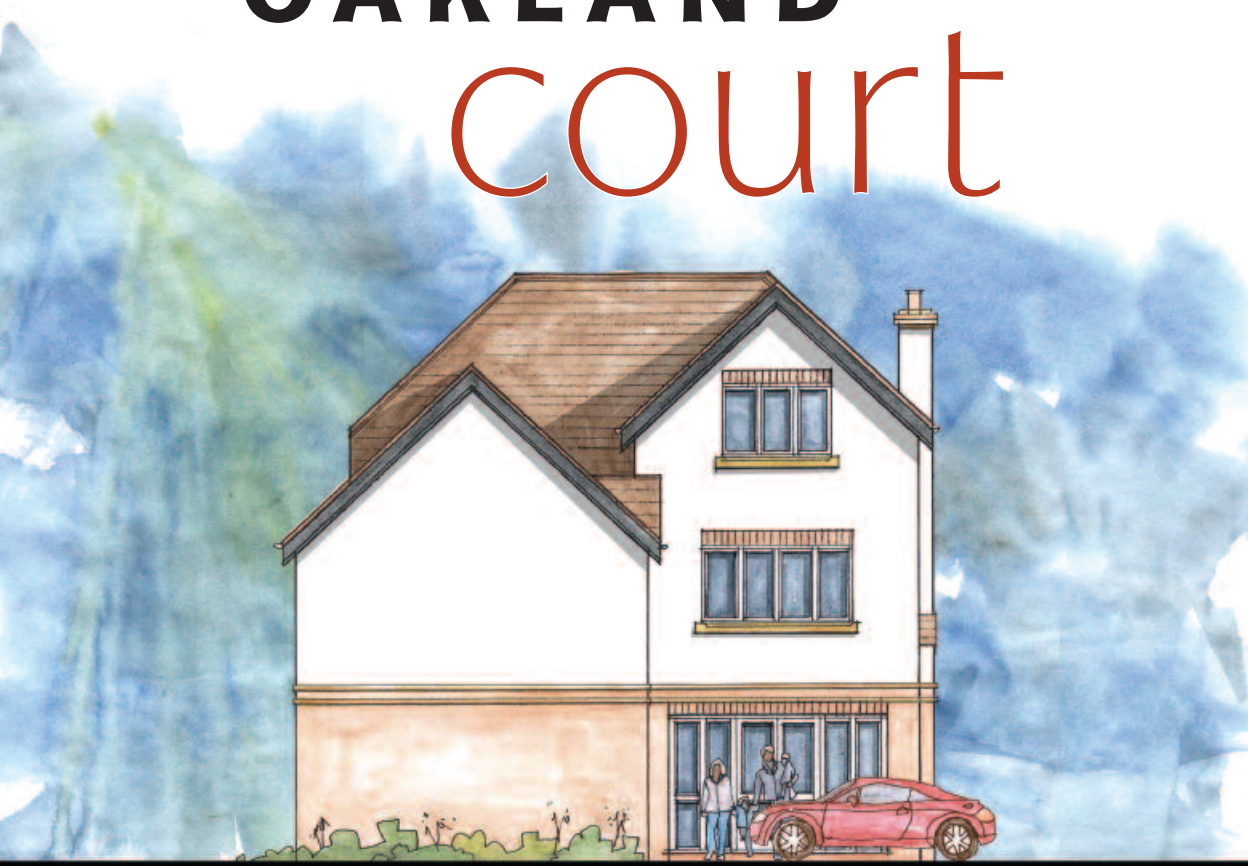


### second floor

Room	Metric	Imperial
Bedroom two	3609 x 4884mm	11'10" x 16'
Bedroom four	3213 x 4087mm	10'6" x 13'5"
Bathroom	2886 x 3477mm	9'6" x 11'5"



# OAKLAND court



Plot three is a six bedroom detached house arranged over three floors with a double integral garage, all sited on a substantial corner plot.

### Ground Floor

Boasts a good sized and well proportioned living room and a kitchen/breakfast room, both with glazed screens and french doors opening onto gardens, with south and west aspects. Also on the ground floor there is a dining room, a guest cloakroom and a utility room that connects the kitchen/breakfast room with the property's integral double garage.

### First Floor

A spacious bedroom one enjoys a vaulted ceiling and feature rafters and benefits from a four piece en-suite bathroom and generous wardrobe provision. Bedroom two

overlooks the gardens to the rear and benefits from an en-suite shower room and built-in wardrobes. Bedroom three features a glazed screen and has direct direct access into the family bathroom. Bedroom six is a good sized double bedroom situated at the front of the property providing a great location for its use as a study if preferred.

### Second Floor

A spacious study/landing area leads to bedrooms four and five. Both bedrooms are good sized well proportioned double rooms designed to provide a bright and spacious feel and they both share en-suite showering facilities.

## Accommodation and dimensions

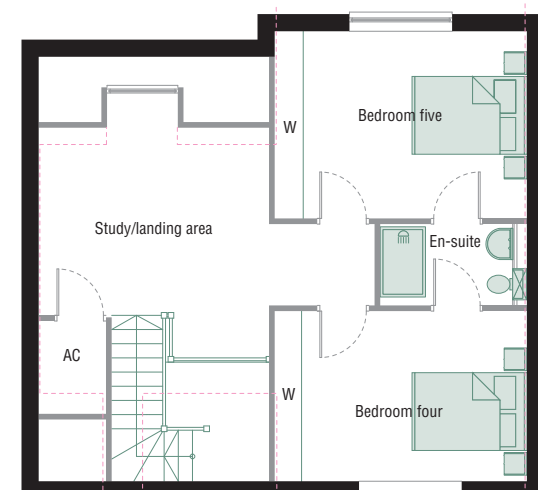
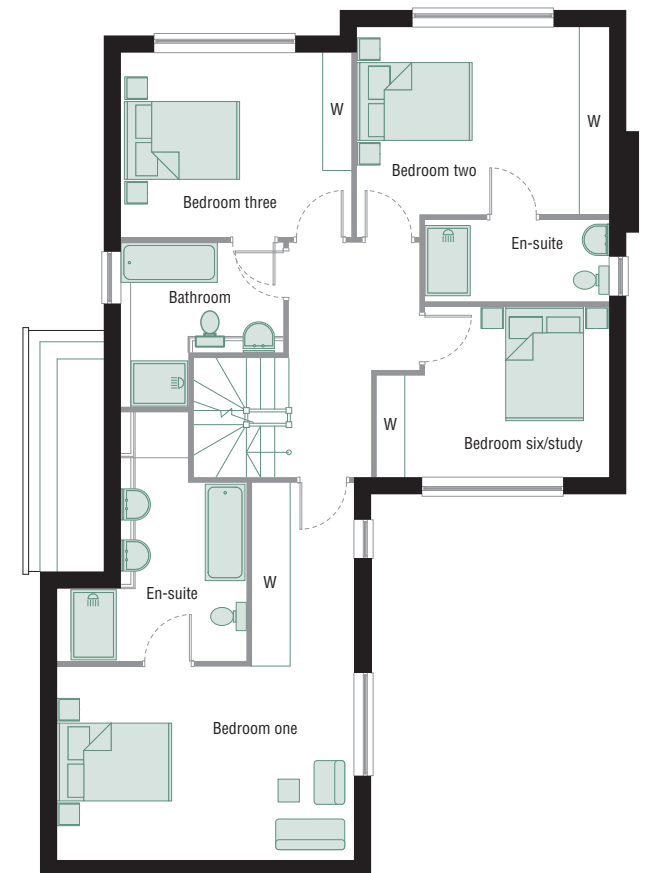
### ground floor

Room	Metric	Imperial
Living Room	4397 x 4784mm	14'5" x 15'8"
Dining Room	3197 x 2950mm	10'6" x 9'8"
Kitchen/Breakfast	4012 x 5234mm	13'2" x 17'2"
Utility Room	2262 x 3724mm	7'5" x 12'3"
Hall		
Guest Cloakroom		
Double Intergrated Garage		



### first floor

Room	Metric	Imperial
Bedroom one	5184 x 3359mm	17' x 11'
En-suite	2162 x 3091mm	7'1" x 10'2"
Bedroom two	4012 x 3200mm	13'2" x 10'6"
En-suite	3197 x 1384mm	10'6" x 4'6"
Bedroom three	4497 x 3250mm	14'9" x 10'8"
Bedroom six/study	3347 x 2950mm	12'4" x 9'8"
Bathroom	2812 x 1884mm	9'3" x 6'2"



### second floor

Room	Metric	Imperial
Bedroom five	3697 x 3250mm	12'2" x 10'8"
Bedroom four	3697 x 2950mm	12'2" x 9'8"
En-suite (4 & 5)	2536 x 1384mm	8'4" x 4'6"
Study/landing area	4012 x 3083mm	13'2" x 10'1"



# OAKLAND court



Plot four is a five bedroom detached house with accommodation arranged over three floors and with an integral single garage.

### Ground Floor

The spacious living room features a glazed screen and limestone fireplace. Both the kitchen/breakfast room and interconnecting family/dining room have french doors opening onto the garden which faces south. A study, a utility room and guest cloakroom are also provided on the ground floor.

### First Floor

Bedroom one benefits from an en-suite shower room and generous provision of built-in wardrobes and features a glazed

screen with french windows and a balcony. Bedrooms three and five also benefit from built-in wardrobes and are serviced by the family bathroom on this floor with bedroom three having direct access to it.

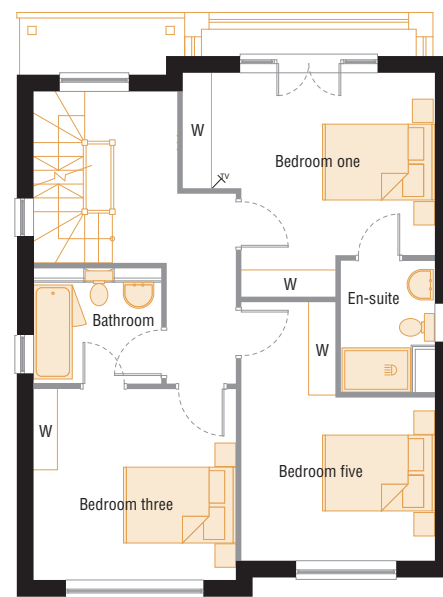
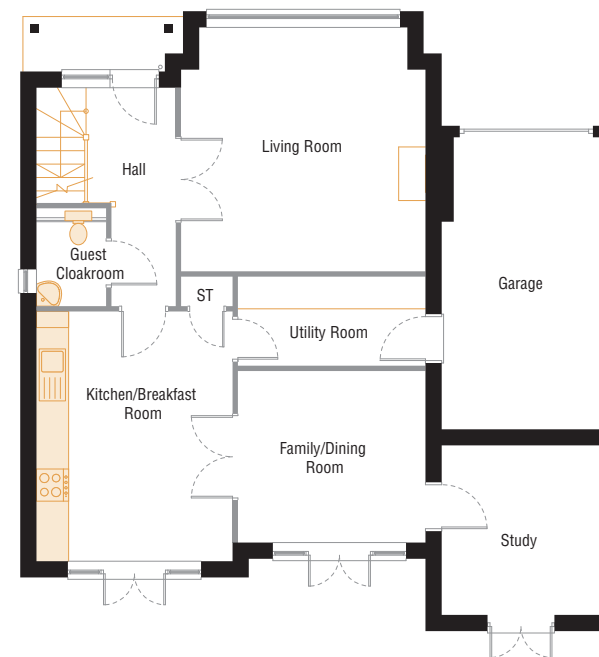
### Second Floor

A large well proportioned bedroom two provides a light and spacious environment whilst bedroom four features a glazed screen. Both bedrooms share a four piece en-suite bathroom facility.

## Accommodation and dimensions

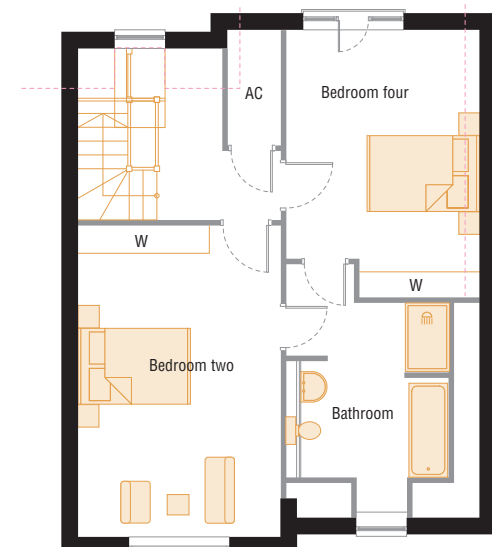
### ground floor

Room	Metric	Imperial
Living Room	4510 x 4500mm	14'10" x 14'9"
Family/Dining	3450 x 3150mm	11'4" x 10'4"
Kitchen/Breakfast	3609 x 4609mm	11'10" x 15'1"
Study	2909 x 3112mm	9'6" x 10'3"
Utility Room	3450 x 1611mm	11'4" x 5'3"
Hall		
Guest Cloakroom		
Single Garage		



### first floor

Room	Metric	Imperial
Bedroom one	3810 x 3248mm	12'6" x 10'8"
En-suite	1650 x 2325mm	5'5" x 7'8"
Bedroom three	3609 x 3401mm	11'10" x 11'2"
Bathroom	2259 x 2033mm	7'5" x 6'8"
Bedroom five	3450 x 2900mm	11'4" x 9'6"



### second floor

Room	Metric	Imperial
Bedroom two	3609 x 4884mm	11'10" x 16'2"
Bedroom four	3213 x 4087mm	10'6" x 13'5"
Bathroom	2886 x 3477mm	9'6" x 11'5"



## OAKLAND court



Plots five, six and seven are five bedroom detached houses with accommodation arranged over three floors and with courtyard garaging for two cars each.

NB: The illustration, accommodation and dimensions shown are for plot 7. Plots 5 and 6 are handed versions of this.

### Ground Floor

The spacious living room features a glazed screen and limestone fireplace. Both the kitchen/breakfast room and interconnecting family/dining room have french doors opening onto the garden which faces south. A study, a utility room and guest cloakroom are also provided on the ground floor.

### First Floor

Bedroom one benefits from an en-suite shower room and built-in wardrobes and features a glazed screen with french

windows and a walk-on balcony.

Bedrooms three and five also benefit from built-in wardrobes and are serviced by the family bathroom on this floor with bedroom three having direct access to it.

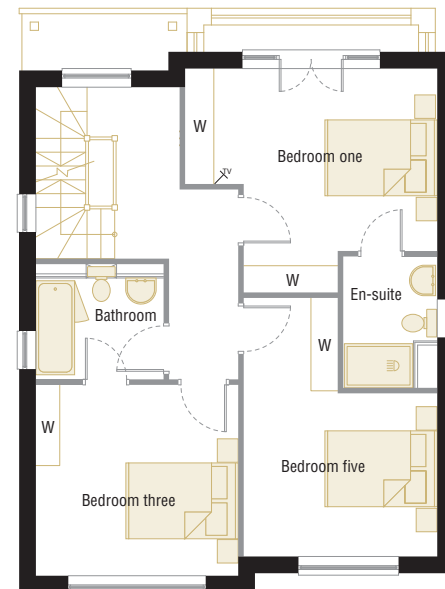
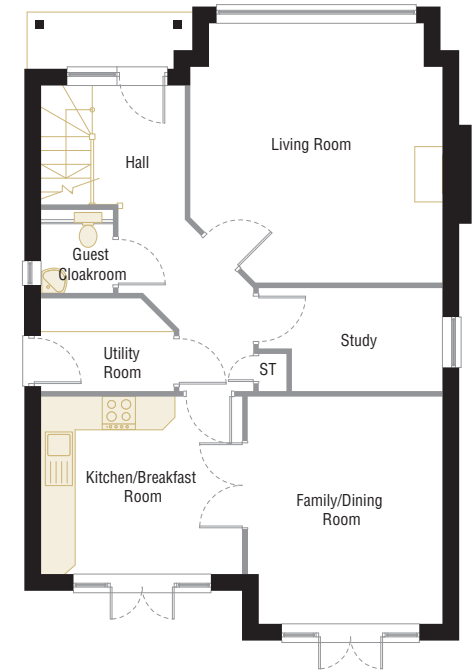
### Second Floor

A large well proportioned bedroom two provides a light and spacious environment whilst bedroom four features a glazed screen. Both bedrooms share a four piece en-suite bathroom facility.

## Accommodation and dimensions

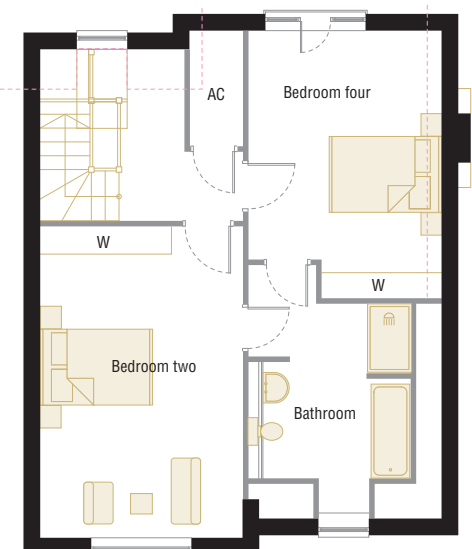
### ground floor

Room	Metric	Imperial
Living Room	4510 x 4633mm	14'10" x 15'3"
Family/Dining	3477 x 4059mm	11'5" x 13'4"
Kitchen/Breakfast	3587 x 3159mm	11'9" x 10'4"
Study	3277 x 1812mm	10'9" x 5'11"
Utility Room	2350 x 1625mm	7'8" x 5'4"
Hall		
Guest Cloakroom		
Double Garage		



### first floor

Room	Metric	Imperial
Bedroom one	3810 x 3248mm	12'6" x 10'8"
En-suite	1650 x 2325mm	5'5" x 7'8"
Bedroom three	3609 x 3401mm	11'10" x 11'2"
Bathroom	2259 x 2033mm	7'5" x 6'8"
Bedroom five	3450 x 2900mm	11'4" x 9'6"



### second floor

Room	Metric	Imperial
Bedroom two	3609 x 4884mm	11'10" x 16'
Bedroom four	3200 x 4087mm	11'4" x 13'5"
Bathroom	2886 x 3477mm	9'6" x 11'5"

## Location map and local information

Oakland Court's unrivalled and relaxed surroundings offer the best in contemporary living as well as the convenience of being close to the excellent shopping, dining and leisure activities of Solihull's thriving town centre.

Links to the M42 motorway are less than a mile away, allowing easy access to the UK's motorway network as well as Birmingham International Airport and Station. Oakland Court is also well

placed to benefit from local public transport with Solihull station being just over a mile away and a regular bus service operating close by.

For families the choice of local schooling for all ages – both state and independent – is truly outstanding with these new homes also benefiting from being close to Brueton Park, Solihull Arts Complex and the Tudor Grange Leisure Centre.

