



# ERDINGTON GARDENS

JARVIS ROAD ERDINGTON

2, 3 & 4 BEDROOM NEW HOMES  
BY FORWARD HOMES LTD





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## HOMES PLACED IN HISTORY, POSITIONED PERFECTLY FOR THE FUTURE

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ERDINGTON GARDENS IS A SUPERIOR COLLECTION OF 2, 3 & 4 BEDROOM HOMES ENHANCED BY THE HISTORY OF ITS PRIMARILY VICTORIAN SURROUNDINGS. YOU'LL FIND ALL THE HIGH QUALITY AND CUTTING EDGE FEATURES YOU WOULD EXPECT IN A HOME CREATED FOR CONTEMPORARY LIVING.

Located with all the convenience and character of the vibrant and bustling suburb of Erdington and a mere 5 miles from Birmingham City Centre, you can enjoy the historical beauty of your immediate surroundings combined with every amenity you could wish for.

A new area of park is included within Erdington Gardens designed as an important recreation asset for the local community. It will provide a large area of safe, accessible green space and will feature a new play area with inclusive play equipment for children

as well as much improved wildlife and amenity value for the area. The design is centred around the grove of mature oak trees which have stood on the site for the past 150 years, with all of the new facilities and pathways preserving this striking and irreplaceable asset.





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# EVERYTHING ON YOUR DOORSTEP AT ERDINGTON GARDENS, FROM SHOPPING TO LEISURE

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YOU'RE SPOILT FOR CHOICE WHEN IT COMES TO SHOPPING.  
START IN ERDINGTON OR WYLDE GREEN HIGH STREETS,  
OR TAKE A SHORT DRIVE TO THE FORT SHOPPING PARK,  
OFFERING OVER 40 BIG NAME STORES.

You can also discover an endless range of leisure facilities. Star City is perfect for the whole family, whether you fancy a game of mini golf, a spot of ten pin bowling or the latest blockbuster movie – with plenty of choice when it comes to food and drink too.

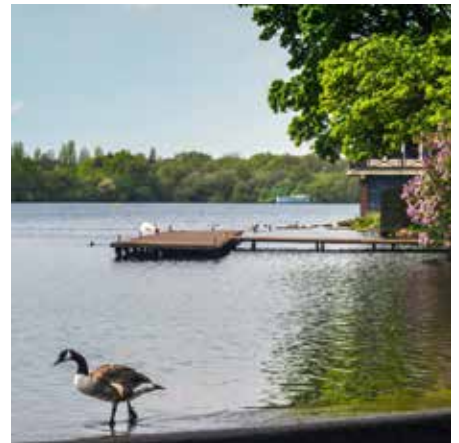
Birmingham and the wider region hosts the very best in amateur and professional sport, from international athletics to test cricket, tennis to Ryder Cup golf, plus Premier League and Championship football.

Take time to relish the historic landscape of Sutton Park, officially the seventh largest urban park in Europe and the second largest outside a capital city. The park covers a mix of heathland, wetlands and marshes, seven lakes, ancient woodlands, restaurants, golf courses, children's playgrounds and even a donkey sanctuary.

Witton Lakes and Brookvale Park Lake are close by, with the lakes and surrounding parkland maintained as leisure amenities by Birmingham City Council, where you can enjoy walks, cycling or water activities.











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HEAD FOR THE CENTRE  
FOR THE TIME OF YOUR LIFE,  
WITH FUN FOR ALL THE FAMILY

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BIRMINGHAM CITY CENTRE IS JUST 5 MILES AWAY.  
WHETHER YOU'RE SEEKING A RETAIL PARADISE, WANTING TO CATCH A SHOW  
OR SIMPLY WHILE AWAY THE HOURS AT A MUSEUM OR ART GALLERY,  
BIRMINGHAM IS A CITY THAT OFFERS A CREATIVE AND VIBRANT LIFESTYLE.

With over 1,000 shops, ranging from small boutiques to international stores, Birmingham has all your retail needs covered. And for fine dining or a contemporary bar, you won't have to look far.

Birmingham's central location makes it an ideal starting point for so many adventures. Take the time to discover some of the most interesting and picturesque attractions that England has to offer.

Visit the Royal Shakespeare Company in Shakespeare's home town in Warwickshire, or do battle with knights at the extraordinary Warwick Castle.

Board a historic steam engine on the Severn Valley Railway and explore the towns, villages and countryside of Worcestershire and Shropshire.

Birmingham Airport welcomes more than 50 airlines from over 100 destinations. It's located next to the M42 motorway, with Birmingham International train station right next door, putting passengers in the city centre within 10 minutes. Birmingham couldn't be better connected.

The city is well served by rail. Birmingham New Street, Moor Street and Birmingham International stations

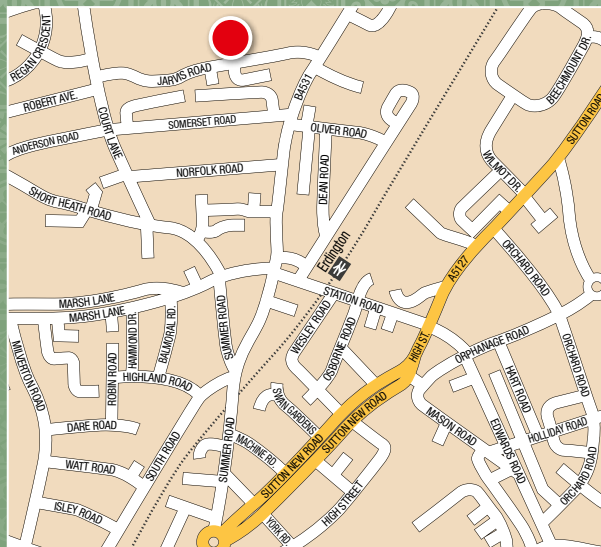
connect directly with 84 towns and cities across the UK. Birmingham New Street alone has more direct connections than any other station.

At the heart of the country's motorway network with easy access to the M6, M6 Toll, M5, M42 and M54, Birmingham is easy to get to by car. And once you're here it couldn't be easier to get around and visit the region. We are well served by local buses, trams and cycleways.



# HOW TO FIND US

ERDINGTON GARDENS  
Jarvis Road, Erdington B23 5RS



SAT NAV: B23 5RS

For all sales enquiries please call  
**07423 469 031**  
[erdingtongardens.co.uk](http://erdingtongardens.co.uk)

FORWARD HOMES  
PO Box 16572,  
1 Lancaster Circus Queensway,  
Birmingham B2 2GL





# ERDINGTON GARDENS

JARVIS ROAD ERDINGTON

## DEVELOPMENT OVERVIEW



- The Fentham  
4 bedroom home  
Home 90
- The Henshaw  
4 bedroom home  
Home 89
- The Holden  
4 bedroom home  
Homes 60 & 61
- The Boulton  
3 bedroom home  
Homes 18, 19, 20, 79, 80,  
83, 84, 85 & 87
- The Burne  
3 bedroom home  
Home 76
- The Franklin  
3 bedroom home  
Homes 77 & 92
- The Hancock  
3 bedroom home  
Homes 8, 11, 13, 57 & 82
- The Hanson  
3 bedroom home  
Homes 2, 3, 4, 5, 6, 7,  
9, 10, 12, 15, 16, 17, 21,  
28, 29, 56, 86, 88 & 91
- The Harman  
3 bedroom home  
Homes 1 & 14
- The Barber  
2 bedroom home  
Homes 22, 24, 25 & 49
- The Bridgeman  
2 bedroom home  
Homes 23 & 48
- The Brindley  
2 bedroom home  
Homes 58, 59, 78 & 81
- The Hutton  
2 bedroom home  
Homes 26, 27, 52, 53, 54 & 55
- Affordable Housing

- ss Sub Station
- Garage Entrance
- v Visitors Parking Space



Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. XLWM94/July 2016.



# ERDINGTON GARDENS

JARVIS ROAD ERDINGTON

## SPECIFICATION



### KITCHEN

- Choice of contemporary kitchen units with worktops and upstand
- Stainless steel oven, gas hob, chimney style hood and glass splashback
- Space for fridge/freezer, washing machine/dryer including connections
- Removable cupboard to enable space for dishwasher including connections
- Stainless steel sink with 1.5 bowl with drainer and chrome eco-friendly water saving taps

### BATHROOM AND ENSUITE

- White sanitary ware with chrome taps
- Shower and screen over bath in homes where no ensuite or shower room with full height tiling to bath area and half height to other walls
- Shower with glass enclosure to ensuite/shower room with full height tiling to shower cubicle with half height to other walls
- Shaver socket
- Eco-friendly water saving taps and WCs

### INTERNAL FINISH

- Smooth ceilings throughout and finished in white emulsion
- All woodwork white gloss finish
- Armstead Timeless LRV86 emulsion to walls
- 4 panel grained internal doors with chrome handles

### LIGHTING AND ELECTRICAL

- Multimedia plate with outlet for master TV, satellite and FM
- Additional TV points to all bedrooms, kitchen/dining area or dining room if separate
- BT points to all bedrooms, living room plus one other
- Down lighters to kitchen and bathrooms
- Pendant lighting to all other rooms
- White electrical switch plates and sockets

### HEATING

- Energy efficient gas boiler central heating and hot water
- White compact radiators

### EXTERNAL FEATURES

- External lights to front and rear doors with PIR
- 1800mm high fencing to rear unless otherwise stated
- Landscaped gardens to front (landscape schedule)
- Turfed gardens to front and rear where applicable

### PEACE OF MIND

- Multi point locking system to front and rear doors
- Lockable double glazed windows except escape windows
- Mains powered smoke detectors with battery back up
- 10 year NHBC Warranty

Each home will be independently surveyed during construction by NHBC and Building control who will issue their 10 year warranty certificate on completion of the home. Forward Homes subscribes to the consumer Code of Conduct. Please refer to your Sales Advisor for details. Specification may be amended at any time without notice. Please check specific plot details with your Sales Executive prior to commitment, particularly on items which are more important to you.





# ERDINGTON GARDENS

JARVIS ROAD ERDINGTON

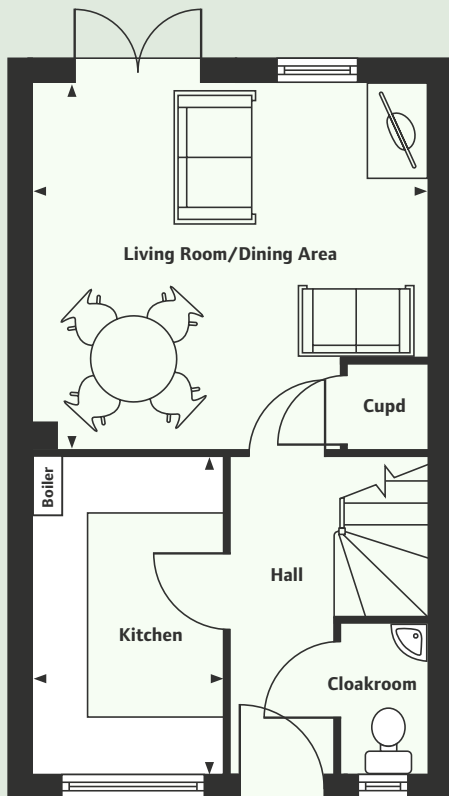


## THE HUTTON

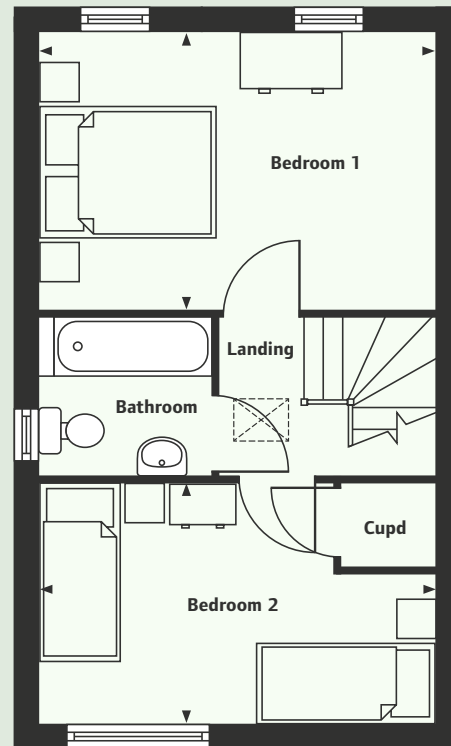
2 BEDROOM HOME

HOMES 26, 27, 52, 53, 54 & 55





GROUND FLOOR



FIRST FLOOR



\*First floor window variation to homes 52, 53, 54 & 55.

## GROUND FLOOR

### Living Room/Dining Area

4302mm x 3965mm 14'1" x 13'0"

### Kitchen

2062mm x 3500mm 6'9" x 11'6"

### Total Area

65 sq m 699.7 sq ft

## FIRST FLOOR

### Bedroom 1

4303mm x 2978mm 14'1" x 9'9"

### Bedroom 2

4303mm x 2615mm 14'1" x 8'7"

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. XLWM94/July 2016.





# ERDINGTON GARDENS

JARVIS ROAD ERDINGTON

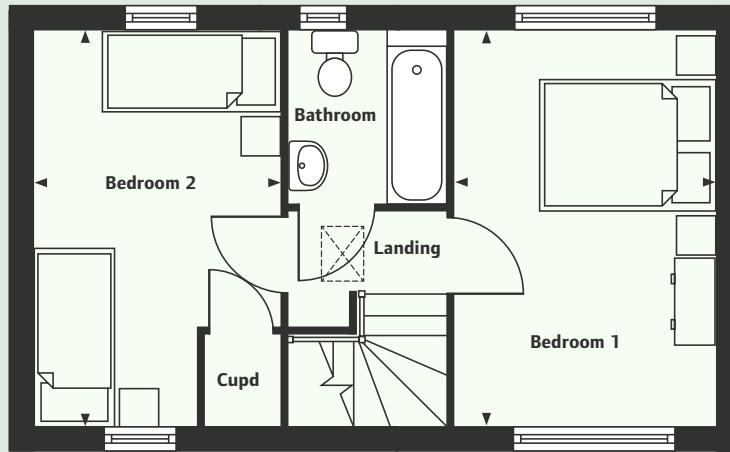
## THE BRINDLEY



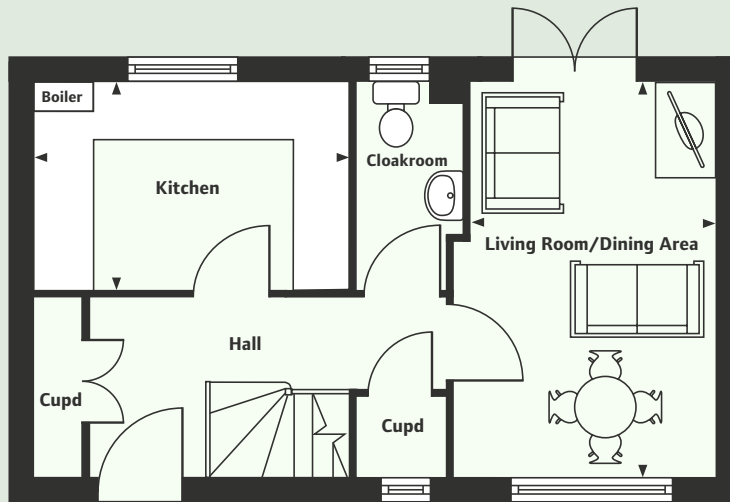
## THE BRINDLEY

2 BEDROOM HOME  
HOMES 58, 59, 78 & 81





FIRST FLOOR



GROUND FLOOR

#### GROUND FLOOR

##### Living Room/Dining Area

2678mm x 4303mm 8'9" x 14'1"

##### Kitchen

3425mm x 2253mm 11'3" x 7'5"

##### Total Area

64 sq m 688.9 sq ft

#### FIRST FLOOR

##### Bedroom 1

2859mm x 4303mm 9'5" x 14'1"

##### Bedroom 2

2677mm x 4303mm 8'9" x 14'1"

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# ERDINGTON GARDENS

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## THE BOULTON



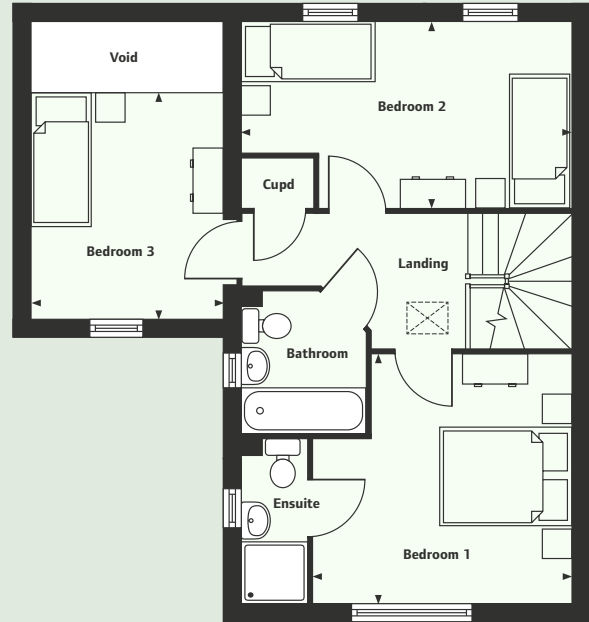
## THE BOULTON

3 BEDROOM HOME WITH GARAGE  
HOMES 18, 19, 20, 79, 80, 83, 84, 85 & 87





GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

##### Living Room (into bay)

4753mm x 4393mm 15'7" x 14'5"

##### Kitchen/Dining Area

4753mm x 2679mm 15'7" x 8'9"

##### Total Area

92.8 sq m 998.9 sq ft

#### FIRST FLOOR

##### Bedroom 1

3753mm x 3605mm 12'4" x 11'10"

##### Bedroom 2

4753mm x 2679mm 15'7" x 8'9"

##### Bedroom 3

2750mm x 3302mm 9'0" x 10'10"

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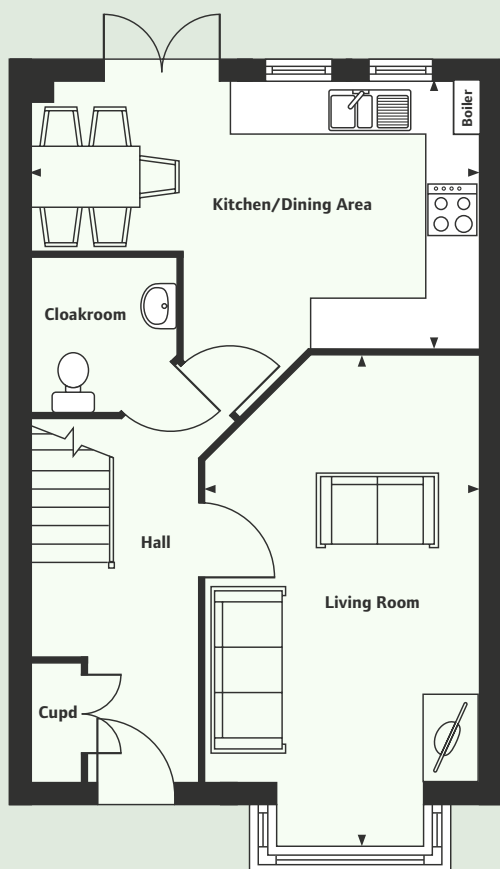


THE BURNE

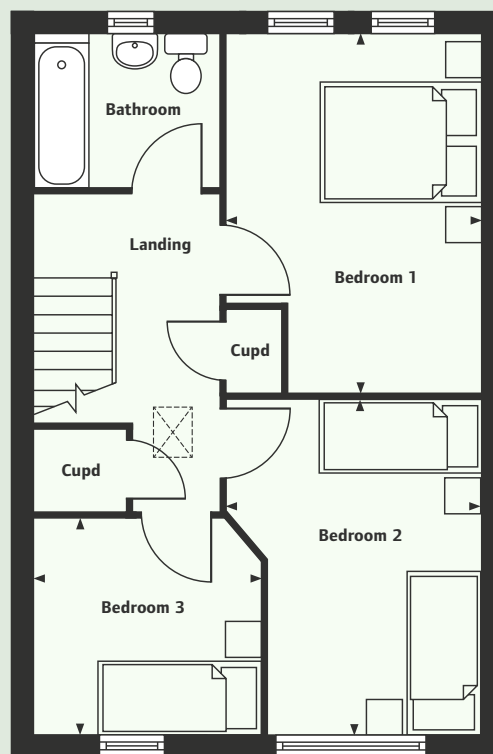
## THE BURNE

3 BEDROOM HOME  
HOME 76





GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

#### Living Room (into bay)

3248mm x 5892mm 10'8" x 19'4"

#### Kitchen/Dining Area

5315mm x 3174mm 17'5" x 10'5"

#### Total Area

91.6 sq m 986 sq ft

### FIRST FLOOR

#### Bedroom 1

3016mm x 4274mm 9'11" x 14'0"

#### Bedroom 2

3016mm x 3979mm 9'11" x 13'1"

#### Bedroom 3

2688mm x 2565mm 8'10" x 8'5"

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# ERDINGTON GARDENS

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THE FRANKLIN



## THE FRANKLIN

3 BEDROOM HOME  
HOMES 77 & 92





### GROUND FLOOR

**Living Room/Dining Area (into bay)**  
3079mm x 6078mm 10'1" x 19'11"

**Kitchen/Dining Area**  
2700mm x 5315mm 8'10" x 17'5"

**Total Area**  
91.3 sq m 982.7 sq ft

### FIRST FLOOR

**Bedroom 1**  
4978mm x 2984mm 16'4" x 9'9"

**Bedroom 2**  
5279mm x 2715mm 17'4" x 8'11"

**Bedroom 3**  
3079mm x 2500mm 10'1" x 8'2"

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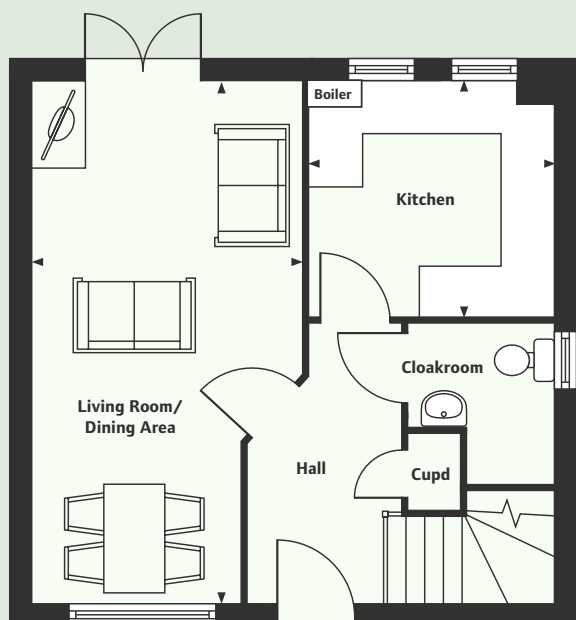
JARVIS ROAD ERDINGTON



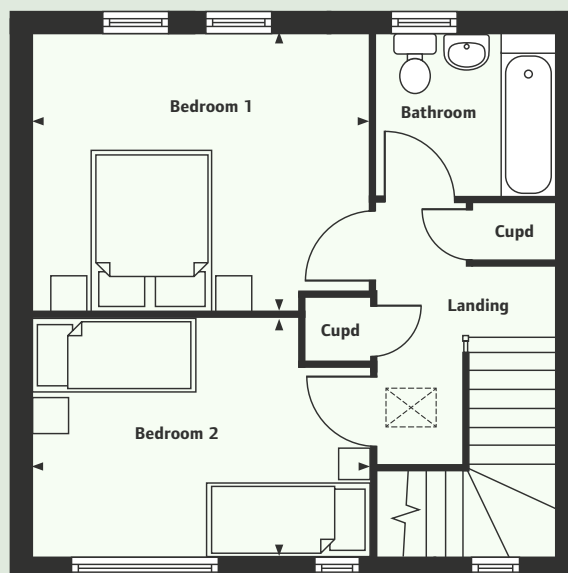
## THE BRIDGEMAN

2 BEDROOM HOME  
HOMES 23 & 48





GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

#### Living Room/Dining Area

3194mm x 6215mm 10'6" x 20'5"

#### Kitchen

2871mm x 2795mm 9'5" x 9'2"

#### Total Area

77.2 sq m 831 sq ft

### FIRST FLOOR

#### Bedroom 1

4000mm x 3286mm 13'1" x 10'9"

#### Bedroom 2

4000mm x 2829mm 13'1" x 9'3"

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# ERDINGTON GARDENS

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Computer generated image is indicative of the homes available at Erdington Gardens and not specifically of The Harman.

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## THE HARMAN

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3 BEDROOM HOME  
HOMES 1 & 14





## GROUND FLOOR

### Living Room/Dining Area

4727mm x 3965mm 15'6" x 13'0"

### Kitchen/Breakfast Area

3966mm x 3087mm 13'0" x 10'2"

### Total Area

94 sq m 1011.8 sq ft

## FIRST FLOOR

### Bedroom 1

3965mm x 3162mm 13'0" x 10'4"

### Bedroom 2

2400mm x 3965mm 7'10" x 13'0"

### Bedroom 3

2227mm x 2865mm 7'4" x 9'5"

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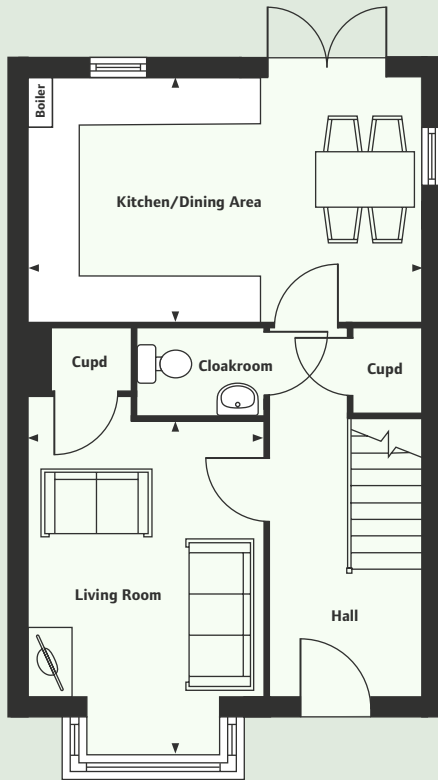
## THE HANSON & HANSON 2

3 BEDROOM HOME

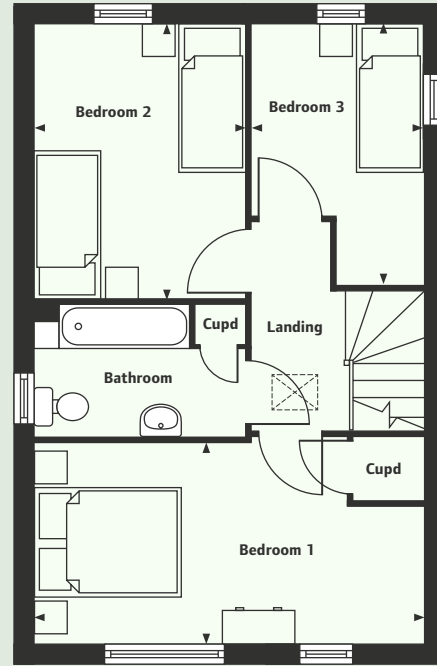
HANSON – HOMES 2, 3, 4, 7, 56 & 88

HANSON 2 – HOME 21

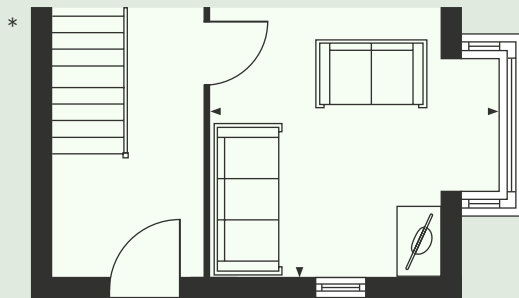




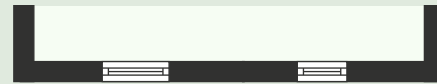
GROUND FLOOR



FIRST FLOOR



Hanson 2 - Home 21



Hanson 2 - Home 21

## GROUND FLOOR

### Living Room (into bay)

3030mm x 4355mm 9'11" x 14'3"

### \*Living Room - Hanson 2 (into bay)

3818mm x 3577mm 12'6" x 11'9"

### Kitchen/Dining Area

5090mm x 3200mm 16'8" x 10'6"

### Total Area

#### Hanson

84.1 sq m 905.2 sq ft

#### Hanson 2

84.8 sq m 912.8 sq ft

## FIRST FLOOR

### Bedroom 1

5090mm x 2601mm 16'8" x 8'6"

### Bedroom 2

2750mm x 3580mm 9'0" x 11'9"

### Bedroom 3

2240mm x 3400mm 7'4" x 11'2"

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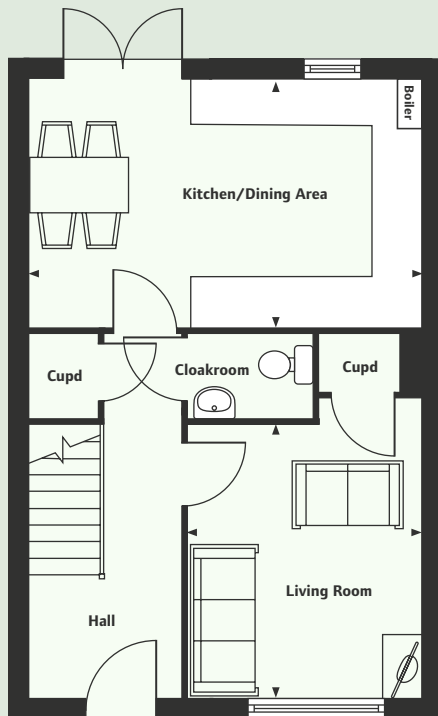
## THE HANSON 1 & HANSON 3

3 BEDROOM HOME

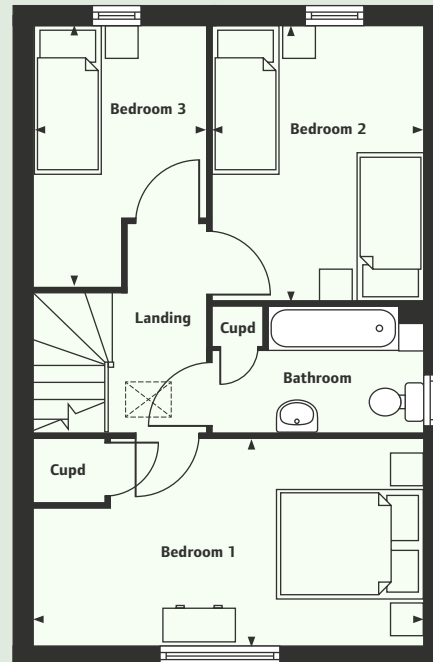
HANSON 1 – HOMES 5, 6, 9, 10, 12, 15, 16, 17, 28, 29 & 91

HANSON 3 – HOME 86 WITH GARAGE

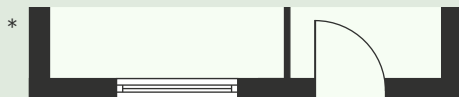




GROUND FLOOR



FIRST FLOOR



Hanson 1

\* Variation to homes 5, 6, 9, 10, 15, 16, 17, 28, 29 & 91. Homes 6, 10, 16 & 29 are handed.

## GROUND FLOOR

### Living Room

3030mm x 3577mm 9'11" x 11'9"

### Kitchen/Dining Area

5090mm x 3200mm 16'8" x 10'6"

### Total Area

82.8 sq m 891.3 sq ft

## FIRST FLOOR

### Bedroom 1

5090mm x 2601mm 16'8" x 8'6"

### Bedroom 2

2750mm x 3580mm 9'0" x 11'9"

### Bedroom 3

2240mm x 3400mm 7'4" x 11'2"

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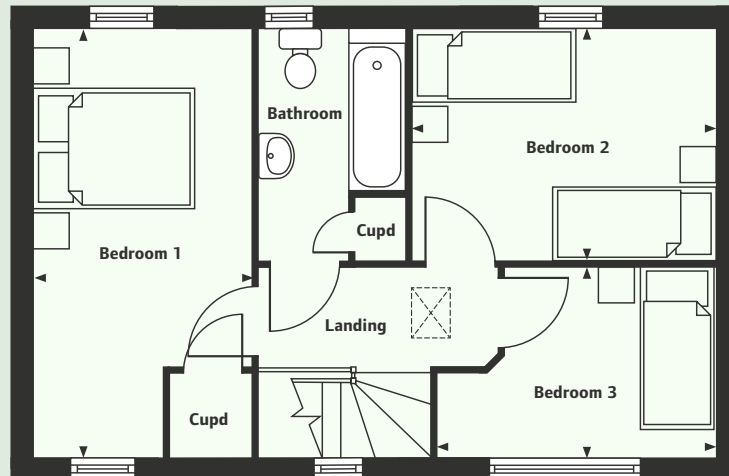
THE HANCOCK



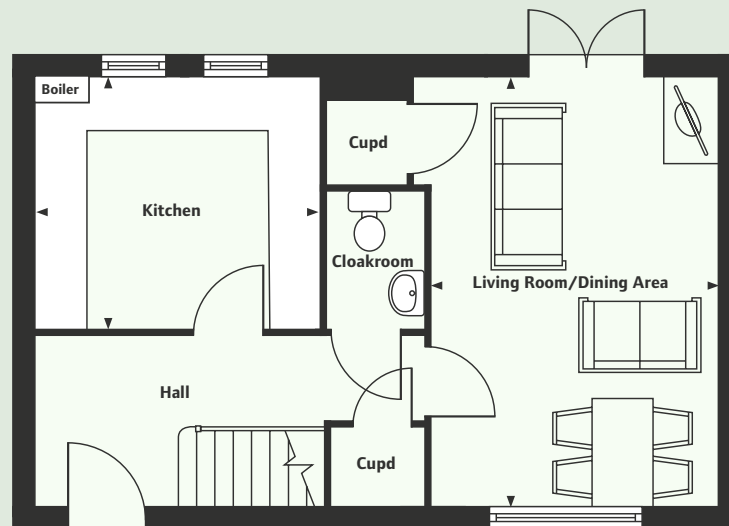
## THE HANCOCK

3 BEDROOM HOME  
HOMES 8, 11, 13, 57 & 82





FIRST FLOOR



GROUND FLOOR

### GROUND FLOOR

#### Living Room/Dining Area

3401mm x 5090mm 11'2" x 16'8"

#### Kitchen

3376mm x 2992mm 11'1" x 9'10"

#### Total Area

82.8 sq m 891.3 sq ft

### FIRST FLOOR

#### Bedroom 1

2567mm x 5090mm 8'5" x 16'8"

#### Bedroom 2

3596mm x 2745mm 11'10" x 9'0"

#### Bedroom 3

3302mm x 2245mm 10'10" x 7'4"

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# ERDINGTON GARDENS

JARVIS ROAD ERDINGTON



## THE BARBER

2 BEDROOM HOME  
HOMES 22, 24, 25 & 49





## GROUND FLOOR

### Living Room

2838mm x 4865mm 9'4" x 16'0"

### Kitchen/Dining Area

2804mm x 4865mm 9'2" x 16'0"

### Total Area

80 sq m 861.1 sq ft

## FIRST FLOOR

### Bedroom 1

2838mm x 4865mm 9'4" x 16'0"

### Bedroom 2

5598mm x 2515mm 18'4" x 8'3"

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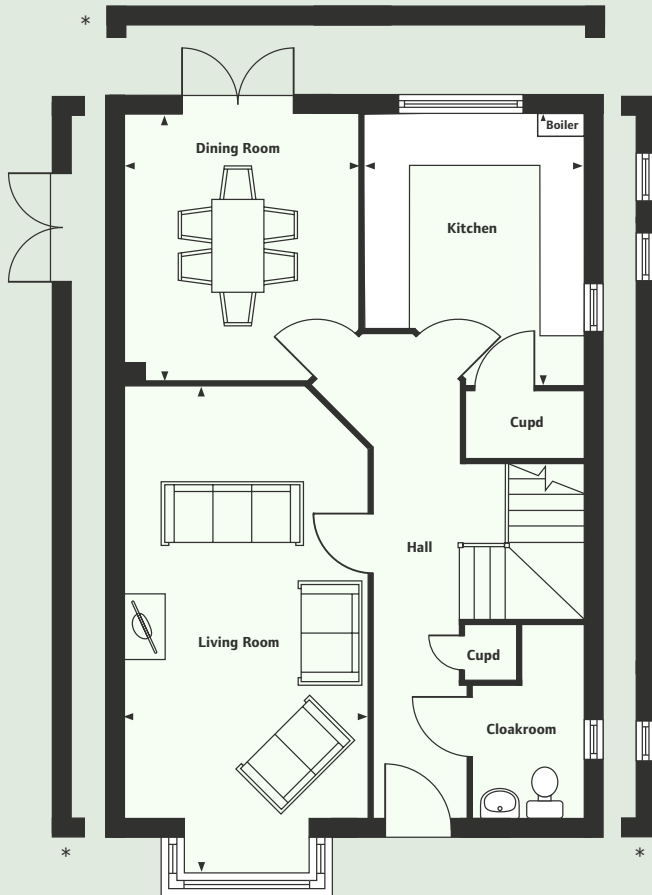
JARVIS ROAD ERDINGTON



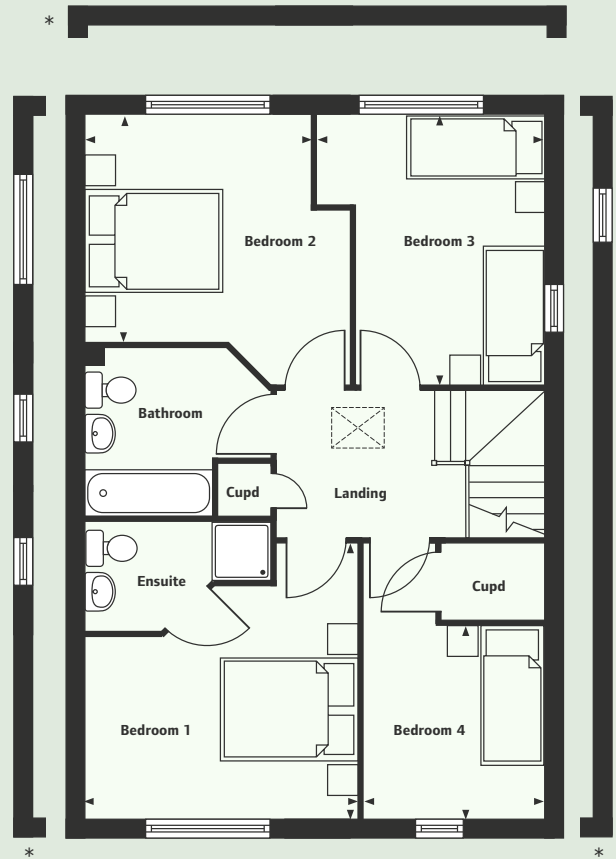
## THE HOLDEN & HOLDEN 1

4 BEDROOM HOME  
HOLDEN – HOME 60  
HOLDEN 1 – HOME 61





GROUND FLOOR



FIRST FLOOR

\* Holden 1 – Home 61.

## GROUND FLOOR

### Living Room (into bay)

3316mm x 6802mm 10'11" x 22'4"

### Kitchen

3000mm x 3802mm 9'10" x 12'6"

### Dining Room

3190mm x 3700mm 10'6" x 12'2"

### Total Area

125.4 sq m 1349.8 sq ft

## FIRST FLOOR

### Bedroom 1

3726mm x 3757mm 12'3" x 12'4"

### Bedroom 2

3076mm x 3168mm 10'1" x 10'5"

### Bedroom 3

3190mm x 3799mm 10'6" x 12'6"

### Bedroom 4

2500mm x 2615mm 8'2" x 8'7"

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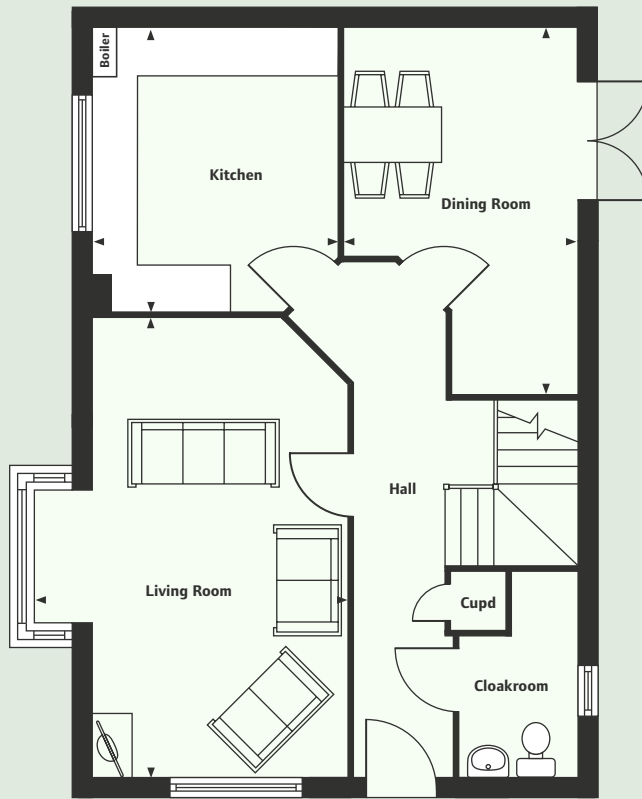
JARVIS ROAD ERDINGTON



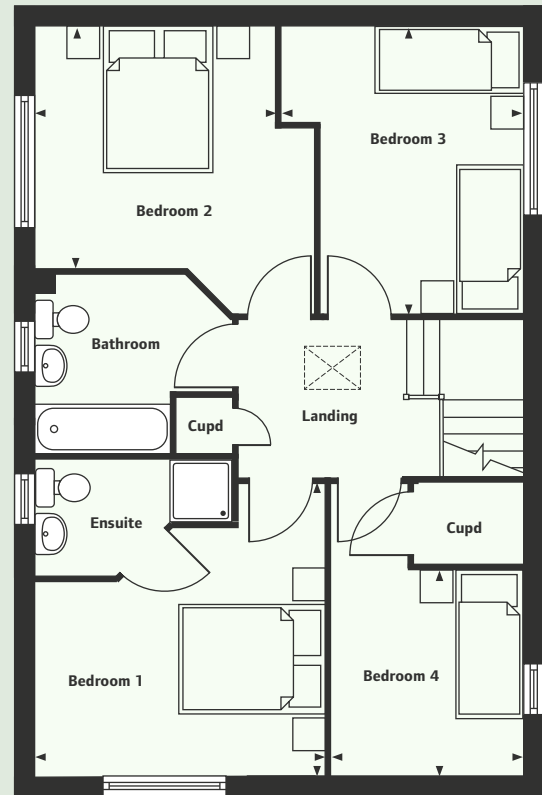
## THE HENSHAW

4 BEDROOM HOME  
HOME 89





GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

#### Living Room (into bay)

4179mm x 6039mm 13'9" x 19'10"

#### Kitchen

3226mm x 3700mm 10'7" x 12'2"

#### Dining Room

2988mm x 4874mm 9'10" x 16'0"

#### Total Area

125.4 sq m 1349.8 sq ft

### FIRST FLOOR

#### Bedroom 1

3726mm x 3787mm 12'3" x 12'5"

#### Bedroom 2

3076mm x 3168mm 10'1" x 10'5"

#### Bedroom 3

3150mm x 3769mm 10'4" x 12'4"

#### Bedroom 4

2500mm x 2645mm 8'2" x 8'8"

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. XLWM94/July 2016.



# ERDINGTON GARDENS

JARVIS ROAD ERDINGTON



## THE FENTHAM

4 BEDROOM HOME  
HOME 90







## GROUND FLOOR

### Living Room (into bay)

3242mm x 6827mm 10'8" x 22'5"

### Kitchen

2999mm x 4849mm 9'10" x 15'11"

### Dining Room

3190mm x 3700mm 10'6" x 12'2"

### Total Area

125.4 sq m 1349.8 sq ft

## FIRST FLOOR

### Bedroom 1

3726mm x 3787mm 12'3" x 12'5"

### Bedroom 2

3076mm x 3168mm 10'1" x 10'5"

### Bedroom 3

3190mm x 3799mm 10'6" x 12'6"

### Bedroom 4

2500mm x 2615mm 8'2" x 8'7"

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