

DEER'S LEAP

Cape Hill Birmingham

Charles Church



CHARLES CHURCH

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Cape Hill is a vibrant neighbourhood of Smethwick, itself a thriving town in the West Midlands with the added advantage of its close proximity to Birmingham, a city overflowing with culture and numerous shopping, leisure and entertainment opportunities.

Smethwick has been continuously inhabited for many centuries, remaining a small hamlet until the arrival of the industrial revolution and the canal system in the 18th century, created to efficiently transport coal to Birmingham from the outlying regions. This, coupled with the advent of the railway in 1852, led in turn to Smethwick's increasing prosperity, with a number of industries moving to the town, including the manufacture of engines, railway rolling stock, tubing and bicycles, with its glassworks even providing the glazing for the Crystal Palace in London.

With much of the heavy industry now gone, Smethwick is a pleasant residential town and particularly popular with commuters, many of whom work in Birmingham. The Cape Hill neighbourhood offers a range of amenities for day to day living, whilst Smethwick itself boasts a busy shopping centre and several leisure centres.

Just under 3 miles away, Birmingham city centre offers an amazing array of shopping possibilities, from Selfridges to more specialised outlets to be found in locations such as the renowned Jewellery Quarter. The city's lively entertainment and cultural amenities are just as wide-ranging, encompassing art galleries, cinema, theatre, clubs and of course a host of pubs, cafes and restaurants.

In addition to a university in Birmingham, education for pupils of all ages is well catered for in the vicinity of Smethwick, with a number of highly-regarded junior, primary and secondary schools operating in the area.

With its ease of access to the M6, M5 and M42 motorway networks, Smethwick is ideally placed for travel within the region and beyond. This makes it highly appealing for commuters, and as a base for exploring the many historic sights and attractions that the region has to offer, including the Sea Life Centre and Cadbury World at Bourneville. Smethwick is conveniently served by two railway stations, at Smethwick Rolfe Street and at Smethwick Galton Bridge, offering regular services to Birmingham, Worcester, Stratford-upon-Avon, Coventry and Wolverhampton, amongst other locations. For travel further afield, Birmingham International Airport offers numerous flights to a variety of business and holiday destinations.

Local Information

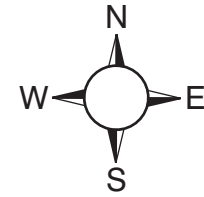
Approximate travelling distances from Cape Hill:

Smethwick centre	2 miles
Birmingham	3 miles
Wolverhampton	12 miles
Coventry	25 miles
Worcester	30 miles
Stratford-upon-Avon	34 miles

Approximate (fastest) journey duration times by train:

Birmingham New Street	6 mins
Birmingham Moor Street	13 mins
Wolverhampton	15 mins
Coventry	41 mins
Worcester	51 mins
Stratford-upon-Avon	57 mins
London Euston	1 hr 51 mins

SITE PLAN



KEY

- BA** – The Barford
36, 37, 42, & 43
- BU** – The Buscot
44 - 46
- FE** – The Fernley
47
- GR** – The Grassmere
49 - 52
- PE** – The Pembroke
29 - 35 & 38 - 41

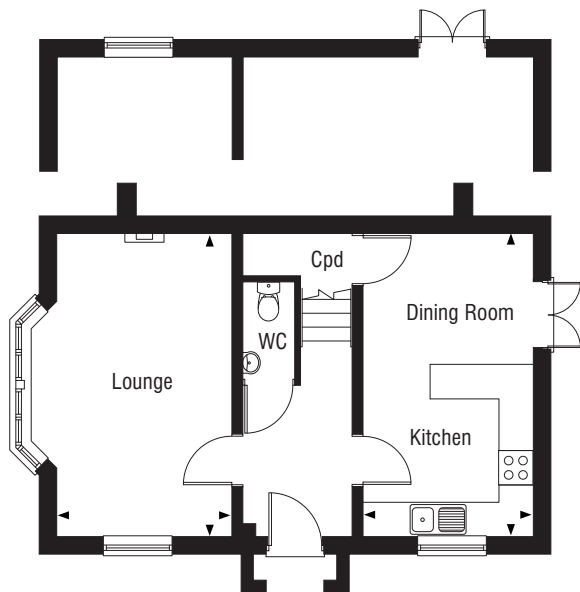
- HA** – Housing Association



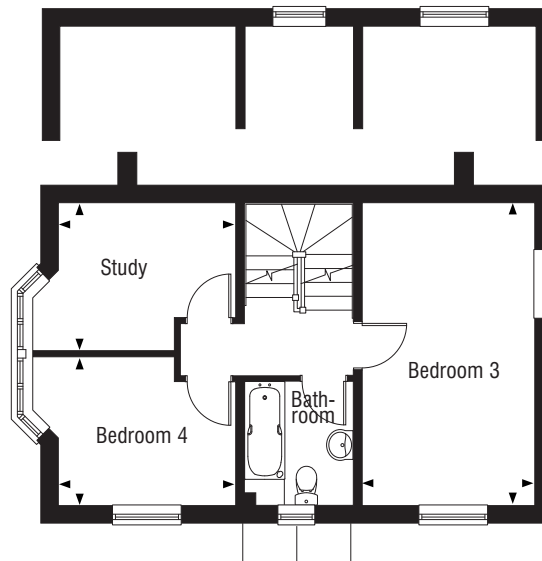
The Site Plan is for orientation purposes only and all surfaces, landscaping and layouts should be checked with the sales executive at the time of reservation. Parking arrangements and boundaries to be checked by purchaser prior to reservation.

THE BARFORD

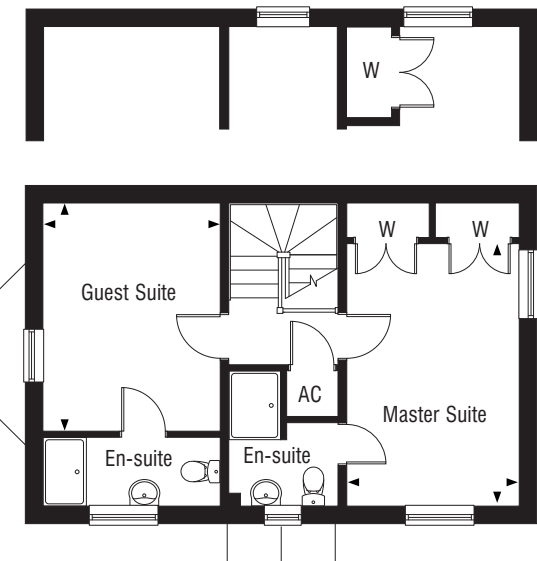
36, 37, 42 & 43



Ground Floor	mm	ft in
Kitchen/Dining Room	5290 x 2962	17'4" x 9'8"
Lounge	5290 x 3048	17'4" x 10'0"



First Floor	mm	ft in
Study	3088 x 2592	10'1" x 8'6"
Bedroom 3	5290 x 3002	17'4" x 9'10"
Bedroom 4	3088 x 2593	10'1" x 8'6"



Second Floor	mm	ft in
Master Suite	4570 x 3000	14'11" x 9'10"
Guest Suite	3970 x 3002	13'0" x 9'10"
Master Suite (37)	5290 x 3002	17'4" x 9'10"

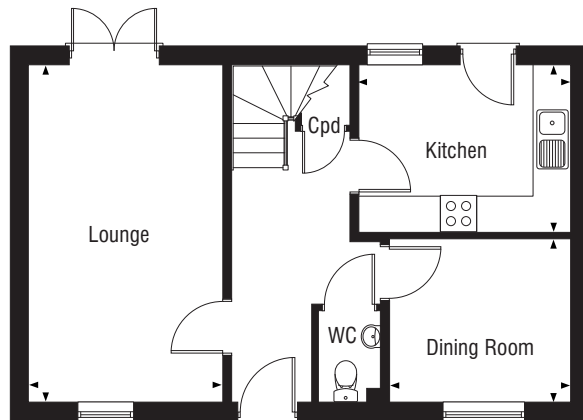
Plot 37

Plots 27 & 43
Plots 36 & 42 handed

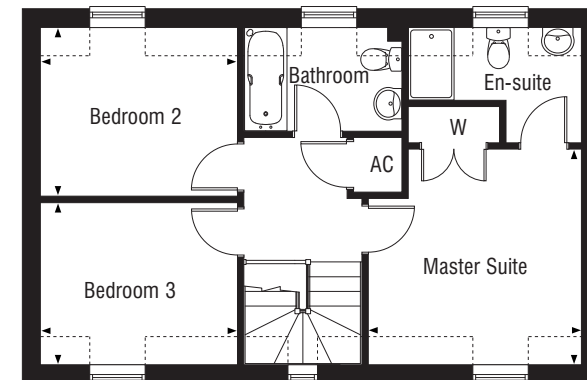
Photograph of a typical Barford. Please refer to sales executive for elevations, treatments, materials, window positions and sizes, and landscaping plans which are subject to change at any time. The precise internal finish may vary on individual properties so dimensions shown are for general guidance only and have a tolerance of + or - 50mm. Kitchen and bathroom layouts are indicative only. Plot 37 does not have a fireplace in the lounge or side window to bedroom 3.

THE BUSCOT

44-46



Ground Floor	mm	ft in
Kitchen	3468 x 2768	11'4" x 9'0"
Lounge	3200 x 5568	10'5" x 18'3"
Dining Room	2968 x 2695	9'8" x 8'10"

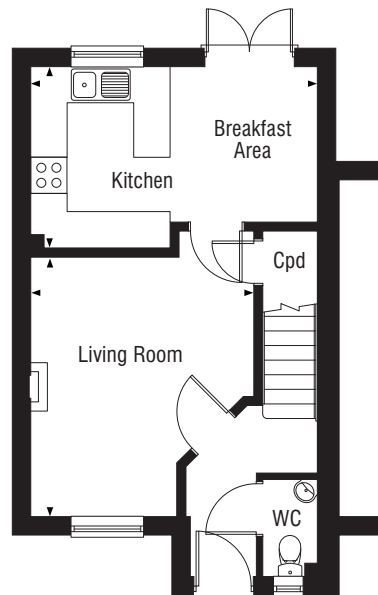


First Floor	mm	ft in
Master Suite	3558 x 3513	11'8" x 11'6"
Bedroom 2	3245 x 2785	10'7" x 9'1"
Bedroom 3	3245 x 2678	10'7" x 8'9"

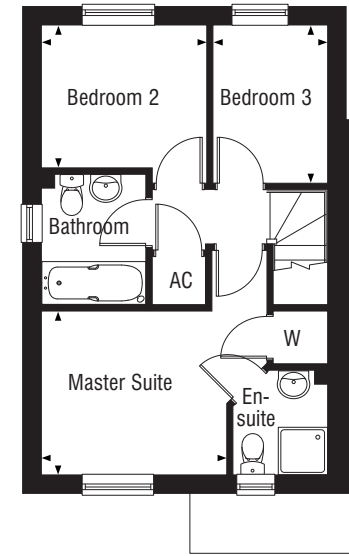
Photograph of a typical Buscot. Please refer to sales executive for elevations, treatments, materials, window positions and sizes, and landscaping plans which are subject to change at any time. The precise internal finish may vary on individual properties so dimensions shown are for general guidance only and have a tolerance of + or - 50mm. Kitchen and bathroom layouts are indicative only. ---- denotes reduced ceiling height.

THE FERNLEY

47



Ground Floor	mm	ft in
Kitchen/ Breakfast Area	4753 x 3000 ^{max}	15'7" x 9'10" ^{max}
Living Room	4290 x 3685 ^{max}	14'0" x 12'1" ^{max}

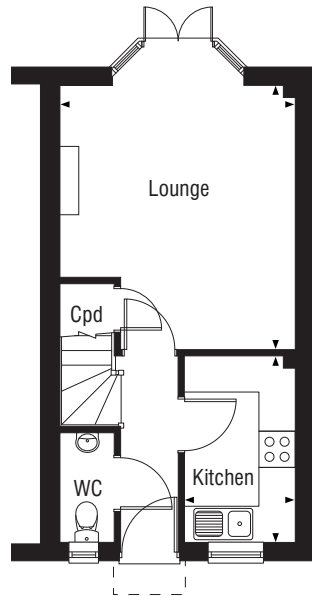


First Floor	mm	ft in
Master Suite	3065 x 2710 ^{max}	10'0" x 8'11" ^{max}
Bedroom 2	2735 x 2365	8'11" x 7'9"
Bedroom 3	2616 x 1895	8'6" x 6'2"

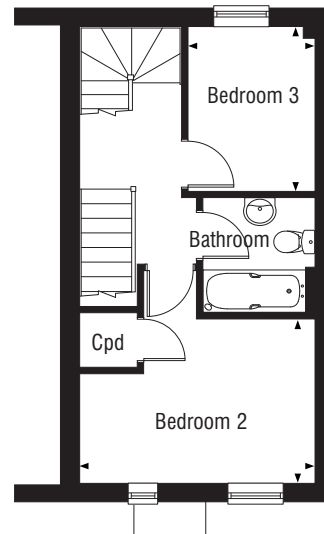
Photograph of a typical Fernley. Please refer to sales executive for elevations, treatments, materials, window positions and sizes, and landscaping plans which are subject to change at any time. The precise internal finish may vary on individual properties so dimensions shown are for general guidance only and have a tolerance of + or - 50mm. Kitchen and bathroom layouts are indicative only.

THE GRASSMERE

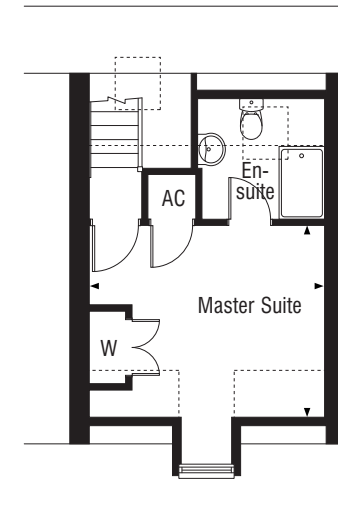
49 - 52



Ground Floor	mm	ft in
Kitchen	1831 x 3085	6'0" x 10'1"
Lounge	3891 x 4366 ^{max}	12'9" x 14'3" ^{max}



First Floor	mm	ft in
Bedroom 2	3890 x 2720	12'9" x 8'11"
Bedroom 3	2726 x 2102	8'11" x 6'10"

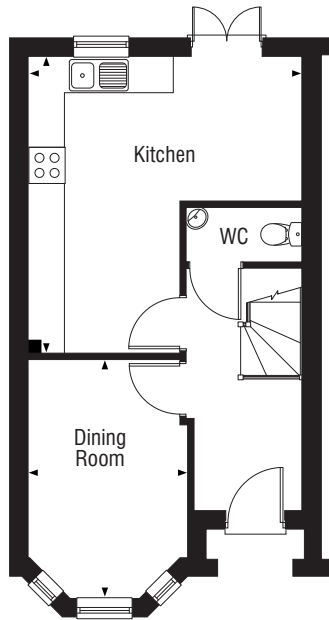


Second Floor	mm	ft in
Master Suite	3891 x 3170 ^{max}	12'9" x 10'4" ^{max}

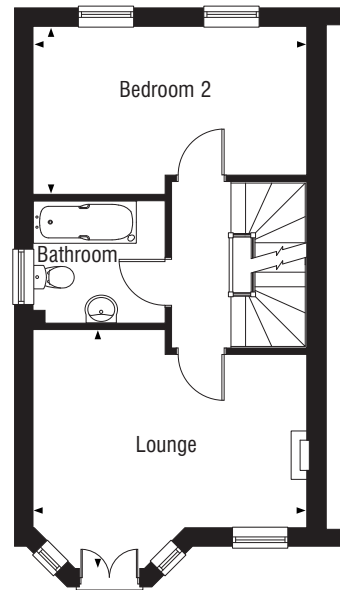
Photograph of a typical Grassmere. Please refer to sales executive for elevations, treatments, materials, window positions and sizes, and landscaping plans which are subject to change at any time. The precise internal finish may vary on individual properties so dimensions shown are for general guidance only and have a tolerance of + or - 50mm. Kitchen and bathroom layouts are indicative only. ---- denotes reduced ceiling height.

THE PEMBROKE

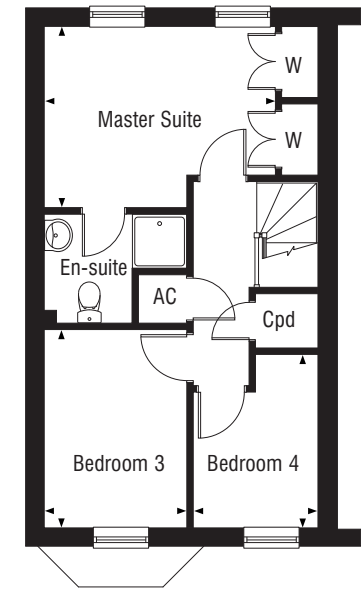
29 - 35 & 38 - 41



Ground Floor	mm	ft in
Kitchen	4905 ^{max} x 4525 ^{max}	16'1" ^{max} x 14'10" ^{max}
Dining Room	3950 ^{max} x 2635	12'11" ^{max} x 8'7"



First Floor	mm	ft in
Lounge	4525 x 3950 ^{max}	14'10" x 12'11" ^{max}
Bedroom 2	4525 x 2775	14'10" x 9'1"



Second Floor	mm	ft in
Master Suite	3820 x 2995	12'6" x 9'9"
Bedroom 3	3280 x 2357	10'9" x 7'8"
Bedroom 4	2868 ^{max} x 2063	9'4" ^{max} x 6'9"

Photograph of a typical Pembroke. Please refer to sales executive for elevations, treatments, materials, window positions and sizes, and landscaping plans which are subject to change at any time. The precise internal finish may vary on individual properties so dimensions shown are for general guidance only and have a tolerance of + or - 50mm. Kitchen and bathroom layouts are indicative only.

SPECIFICATION

With **'Select'** you can personalise your home by choosing from our range of distinctive options to complement the specification of your Charles Church home. Further information on **'Select'** options is available from your sales executive.



Kitchen Standard

- Fully fitted kitchen with integrated appliances from Neff
- Choice of doors and laminate worktops with matching upstand from a selected range
- Stainless steel 1½ bowl sink with chrome mixer taps
- Built under double oven (to four bedroom homes) / single oven (to other homes), hob and integrated hood
- Integrated fridge/freezer*
- Integrated dishwasher*
- Ceramic floor tiling to kitchen and utility, except breakfast and family rooms (four bedroom homes only)

'Select' Options

- Granite worktops with granite splashback upstand
- Additional floor and wall tiling

Bathrooms Standard

- Bathroom suites from Ideal Standard
- Chrome fittings to sanitaryware
- Showers where applicable
- Half height tiling to bathroom and en-suite walls where furniture is fitted except where shower cubicles or shower over bath is fitted, these areas would then be fully tiled
- Choice of tiles from Porcelanosa
- White heated towel rail*

'Select' Options

- Additional flooring to bathroom and en-suite
- Full height wall tiling
- Chrome heated towel rail

Wardrobes Standard

- Built-in wardrobes to master suite with high level shelf and hanging rail

Decorative Finishes Standard

- All internal doors to be four panel with white gloss finish
- Coving to all ground floor rooms, (except to cloakroom, kitchen and utility) hall and landing
- Smooth ceilings throughout and painted white
- Internal woodwork painted gloss white
- Chrome ironmongery

'Select' Options

- Choice of wood laminate type flooring or carpets from our selected range

Lighting & Electrics Standard

- Pelmet lighting to kitchen
- Pendant lighting to all other rooms except wet rooms where batten lighting is fitted
- Chrome light switches and sockets to ground floor rooms and landing
- BT and TV points to various rooms available
- Wiring for burglar alarm
- Loft light
- External coach lamp to front where applicable*
- Wiring for external light at rear of property where applicable*
- Smoke detectors wired to mains with battery back up
- Power and light to garage

'Select' Options

- Additional television, telephone and power points
- Additional chrome electrical sockets/switches
- Alarm system

Gardens Standard

- Turf to the front
- Patio paving to rear
- Outside tap

'Select' Options

- Landscaping scheme available

General Standard

- Central heating
- Thermostatic radiator valves throughout, except hall
- White PVCu lockable double-glazed windows
- Tarmac or block paving to external drives

'Select' Options

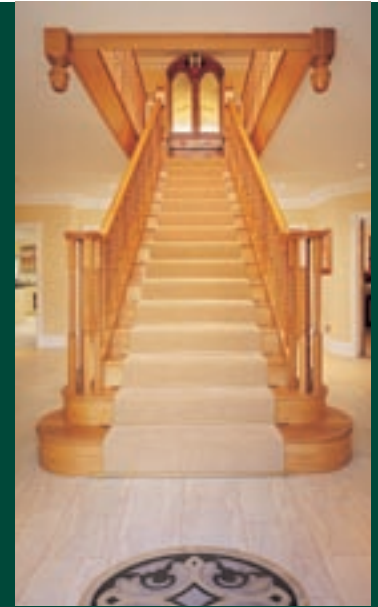
- Conservatory - subject to planning approval

*Please ask the sales executive for further details. All choices and 'Select' options are subject to the stage of construction and are subject to housetype. Photography shows typical Charles Church interiors.



THE NAME ON THE FINEST HOMES

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?



When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

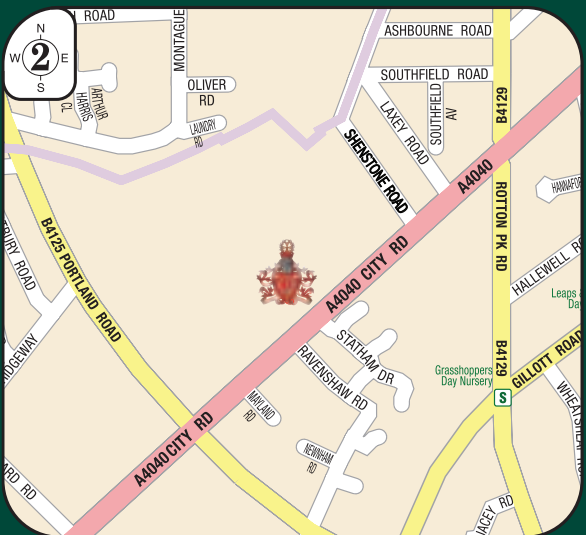
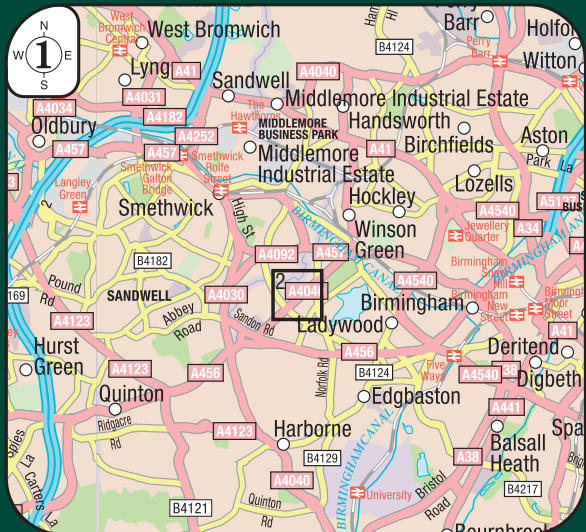
This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

Whenever possible, many period or regional features are used, such as our famous brick and flint combination or our traditional Tudor style homes incorporating intricate herringbone brickwork. We utilise fully the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.



CHARLES CHURCH
charleschurch.com

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