

Lakeview

North Solihull

A collection of 3, 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **70**
YEARS of QUALITY
SINCE 1946

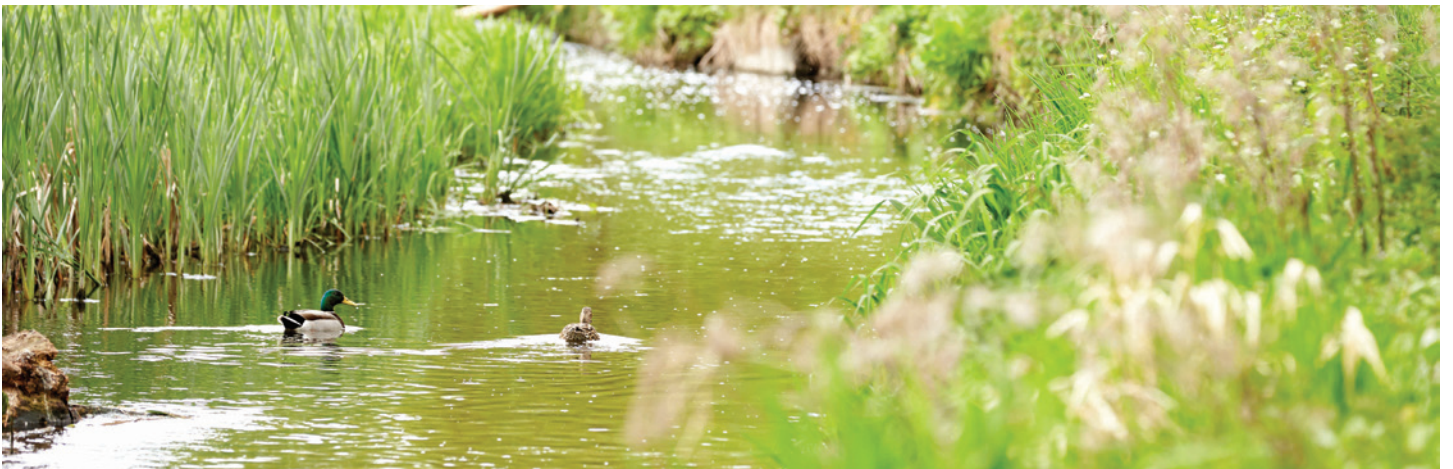


A perfect place to call home

Lakeview is an exciting new development of 3, 4 and 5 bedroom family homes. Created in a mix of styles designed to appeal to first-time buyers, families and professionals. Each property is finished to a high specification with quality fittings and fixtures,

contemporary bathrooms and kitchens.

This wonderful collection of homes benefits from a fantastic location with superb local amenities as well as easy access to Coventry and Birmingham.



Everything is on your doorstep at Lakeview

Lakeview, a development of 3, 4 and 5 bedroom homes is situated in Chelmsley Wood, North Solihull, an area being transformed as part of one of the UK's largest regeneration schemes. Residents of the development will benefit from exceptional road connections with the M42 and M6 within easy reach meaning both Birmingham and Coventry are well within commuting distance. Marston Green train station is located a short drive away and provides regular rail services to Coventry, Birmingham and London. For air travel, Birmingham Airport is only 4.5 miles from Lakeview.

The location of Lakeview is convenient for those with families. There are a selection of well-regarded primary schools within close proximity of the development including Fordbridge Community Primary and The Shirestone Academy. For older children, there are several secondary schools nearby including John Henry Newman Catholic College, CTC Kingshurst and Grace Academies.



Solihull offers a good selection of retail opportunities. Chelmsley Wood Shopping centre is less than a mile away from Lakeview and offers a wide selection of high street and independent retailers as well as a library, gym and indoor market. For a wider variety of stores, Fort Shopping Park is around a 15 minute drive from the development. Solihull town centre and the Touchwood Shopping Centre are around 25 minutes away.

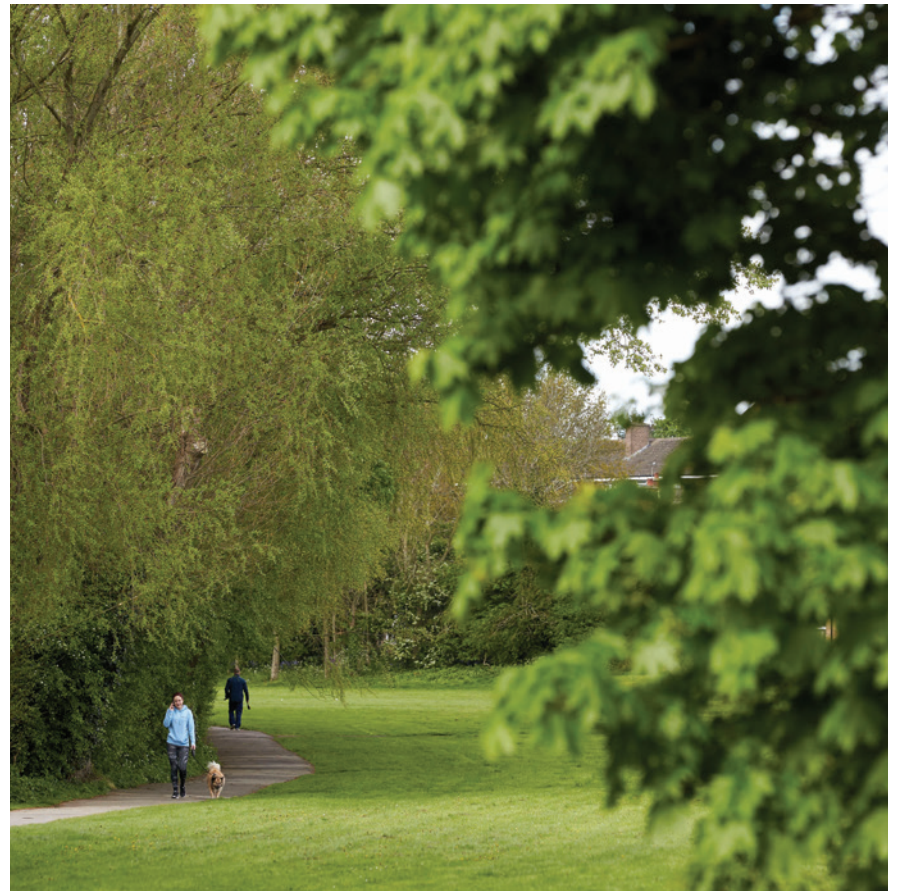
Chelmsley Wood is ideally located to enjoy some of Solihull's 1500 acres of park and green space. The local nature reserve, Babbs Mill Park is next door to Lakeview and Meriden Park is close by. These popular nature reserves and parks have been awarded Green flag status and include facilities ranging from playgrounds, outdoor pitches and a skatepark to nature trails and a lake.

For indoor leisure activities, StarCity is an entertainment complex just a 20 minute drive from the development. Housing a cinema, ten-pin bowling alley, indoor golf and a climbing centre, this leisure facility also features many family-friendly restaurants. North Solihull Sports Centre, situated within walking distance of Lakeview offers a swimming pool, gym and outdoor facilities including an athletics track.

A growing, independent dining scene can be found in Solihull, while Birmingham and Coventry present a vast array of dining options offering a range of international cuisines. Both cities boast a wealth of retail facilities as well as numerous leisure opportunities including theatres, museums and live music and entertainment venues.



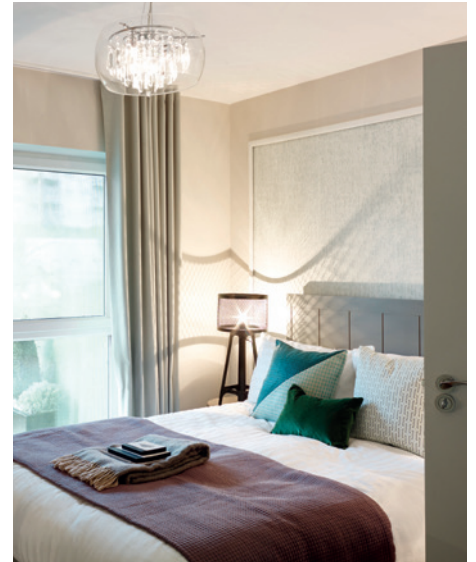
Lakeview offers residents a fantastic location providing excellent local amenities and easily accessible road connections to both Coventry and Birmingham.



Discover a range of house styles with 3, 4 or 5 bedrooms. Each home at Lakeview is finished to our exacting standards.







Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Integrated or freestanding washer/dryer
 - ~ Built-under double oven or steam oven (where applicable)
 - ~ Ceramic hob
 - ~ Stainless steel appliances
 - ~ Integrated fridge/freezer
 - ~ Integrated dishwasher
 - ~ Integrated microwave
 - ~ Integrated washing machine
- (Note: appliances available where kitchen layout allows)

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Outside tap
- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket and light
- ~ Recessed lighting
- ~ Light fittings
- ~ BT and TV points

Miscellaneous:

- ~ Turf to rear garden
- ~ Upgrade fencing to rear garden
- ~ Wardrobes
- ~ Fire and surround
- ~ Bathroom and en suite accessories

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Making your move easier



We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



Backed by
HM Government

HELP TO BUY

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

