



CHARLES CHURCH

Oakhurst Village Apartments

Shirley | Solihull



Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

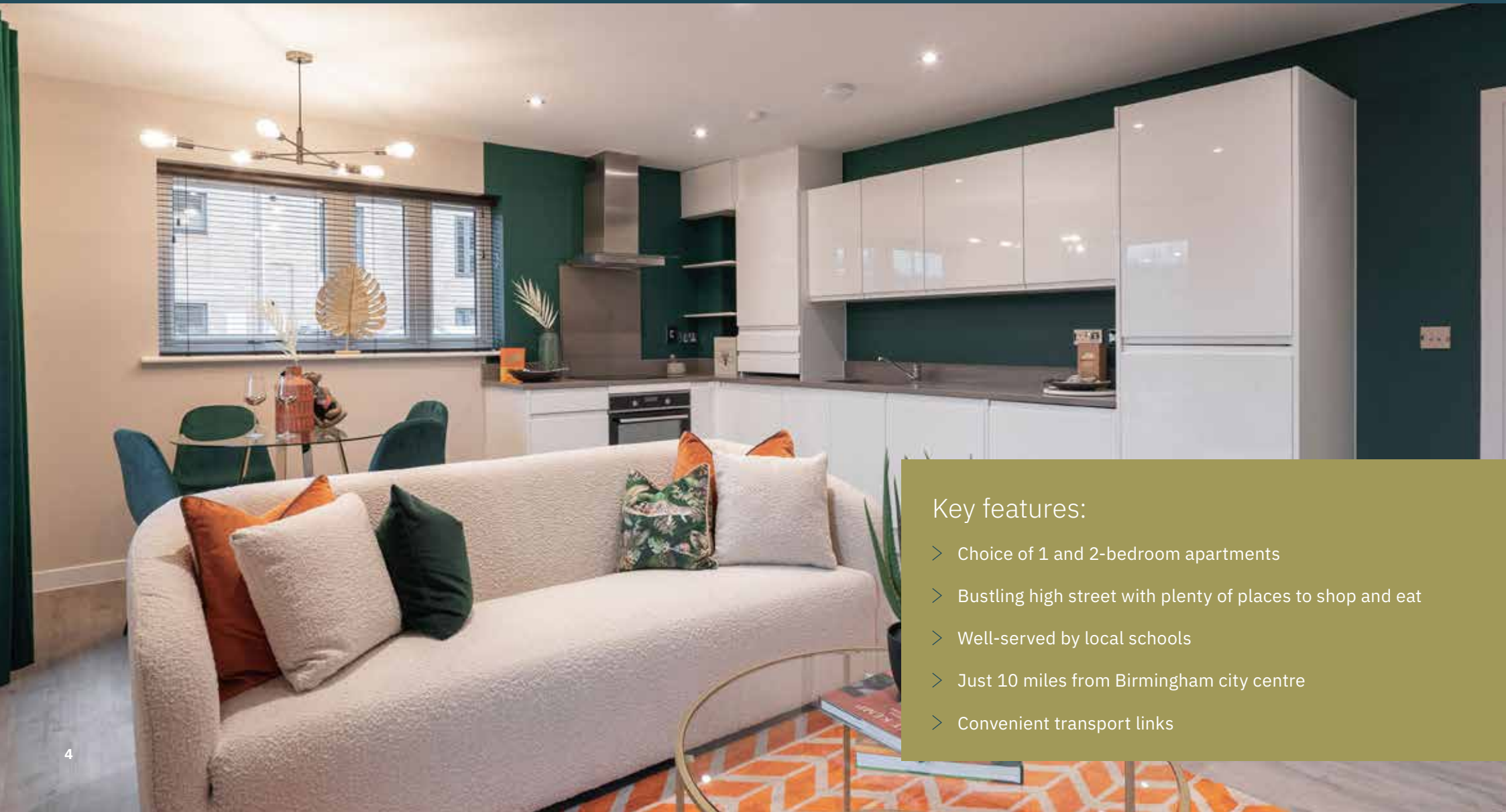
Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.



Oakhurst Village apartments

Shirley | Solihull



Key features:

- > Choice of 1 and 2-bedroom apartments
- > Bustling high street with plenty of places to shop and eat
- > Well-served by local schools
- > Just 10 miles from Birmingham city centre
- > Convenient transport links

New apartments in Shirley

Set in the picturesque town of Shirley is Oakhurst Village Apartments with its collection of one and two-bedroom apartments. With plenty of local amenities and points of interest, there's something for everyone.

Shirley is well-known for its fantastic choice of independent retailers and eateries to suit all tastes. It also has many easily accessible supermarkets including a Sainsbury's, Morrisons, Aldi, Iceland and Tesco Extra superstore.

The prosperous town of Solihull is just a few miles from Oakhurst Village. With its Tudor-style buildings and pedestrian-friendly streets, yet modern range of shops, bars and restaurants, it's a town that appeals to all tastes. If you enjoy getting out and about, Shirley has a well-equipped park with an outdoor gym, children's play area plus a range of sports pitches and tennis facilities. The nearby Stratford-upon-Avon Canal also provides a peaceful walking route into the Warwickshire countryside.

A good education for all.



There's an abundance of schools in the local area. Shirley Heath, Hasluck's Green, Peterbrook, Sharman's Cross and Woodlands are all local primary and infant schools that serve pupils in the Shirley area. For secondary education you'll find Light Hall School in Shirley itself, or further afield are Tudor Grange Academy, Alderbrook School, and St Peter's School in Solihull are within catchment areas that cover parts of Shirley. For post-GCSE education, Solihull and Solihull College has a variety of courses and is a great choice for education up to A-Levels.

Always in reach



There are train services to Birmingham Moor Street, Birmingham Snow Hill and on to Stourbridge Junction in one direction and to Henley-in-Arden and Stratford-upon-Avon in the other direction from Shirley railway station.

Shirley is also served by several bus routes operated by National Express West Midlands, which all stop on the Stratford Road.



Approximate travel distance by car to:

- > Shirley Train Station: **2.3 miles**
- > Solihull: **3.1 miles**
- > Birmingham: **9 miles**
- > Birmingham airport: **10 miles**
- > Redditch: **15.1 miles**
- > Sutton Coldfield: **21.1 miles**



Oakhurst Village

Site plan

Development
By Others



KEY

- Apartment Block 6 (2)
- Apartment Block 7 (2)
- Apartment Block 8 (2)
- Apartment Block 9 (2)
- Apartment Block 10 (2)

● Now Sold

cs Cycle Store

BS Bin Store

(3) indicates number of bedrooms

Existing Hotel & Gym



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Apartment Block 6



TWO BEDROOM APARTMENT

Energy Efficiency Rating

<i>Very energy efficient - lower running costs</i>	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC 

The apartments are a collection of one and two-bedroom apartments that come with an open plan kitchen/dining/living room. The apartment also features a spacious bathroom, storage cupboard to hall and bedroom one comes with an en suite. Perfect for first time buyers and young professionals.



Ground floor

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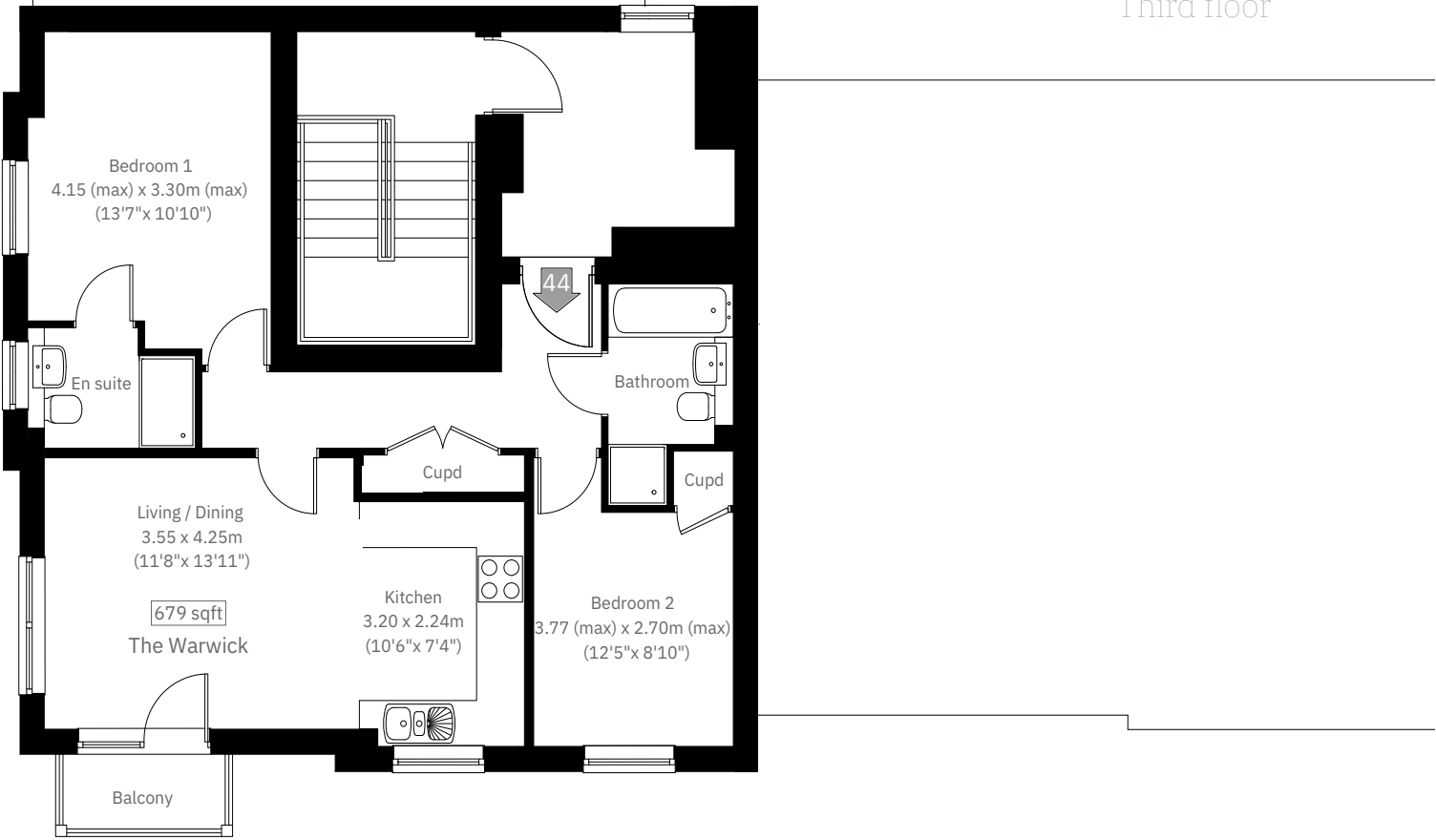
First floor

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Third floor

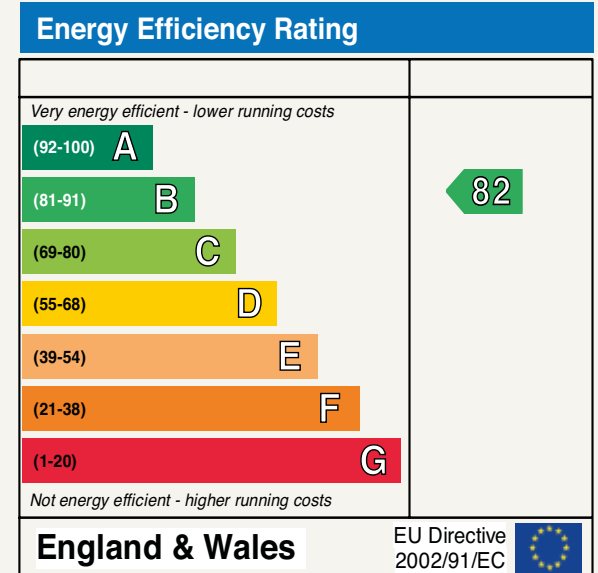


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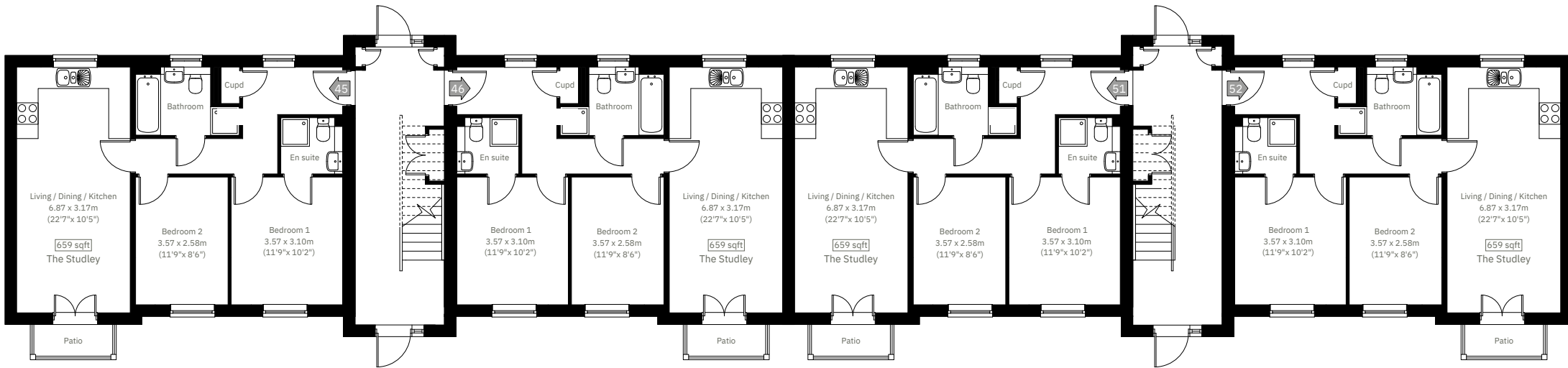
Apartment Block 7



TWO BEDROOM APARTMENT

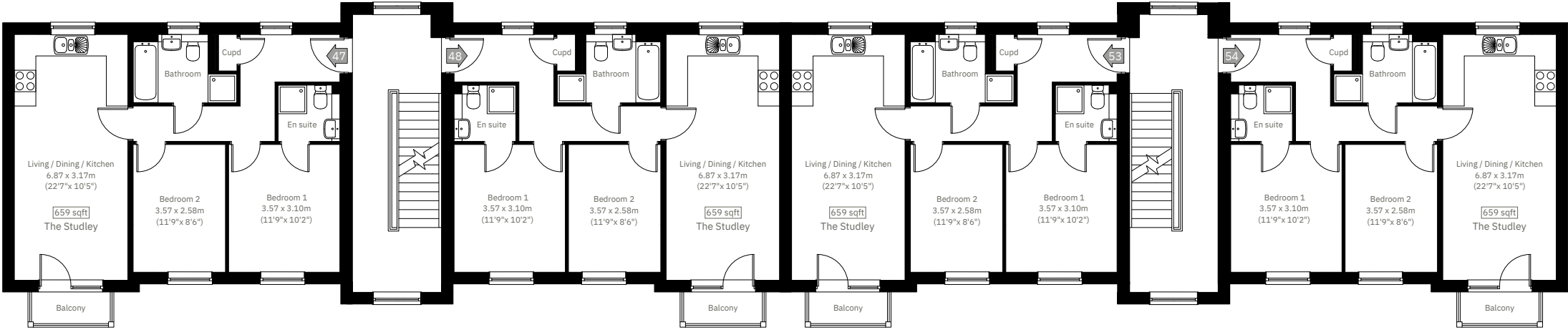


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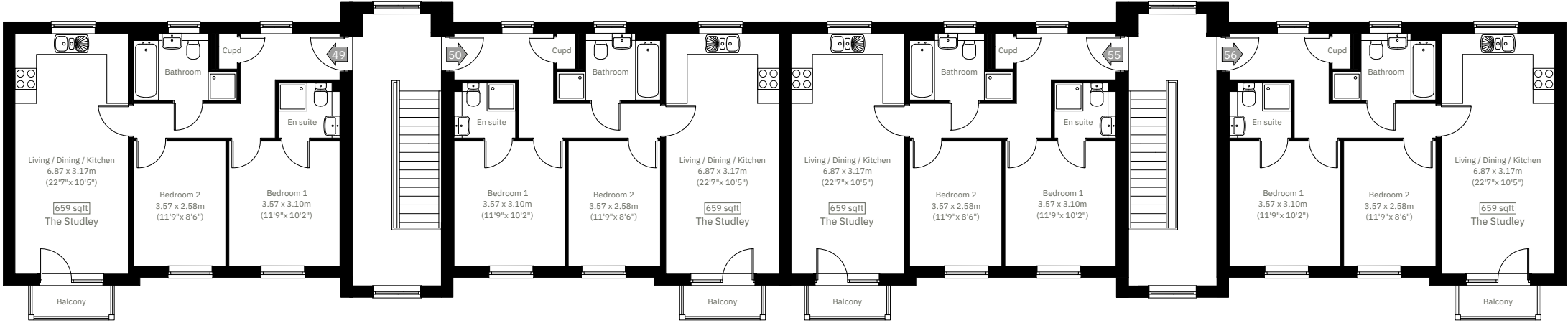
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Second floor

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Apartment Block 8

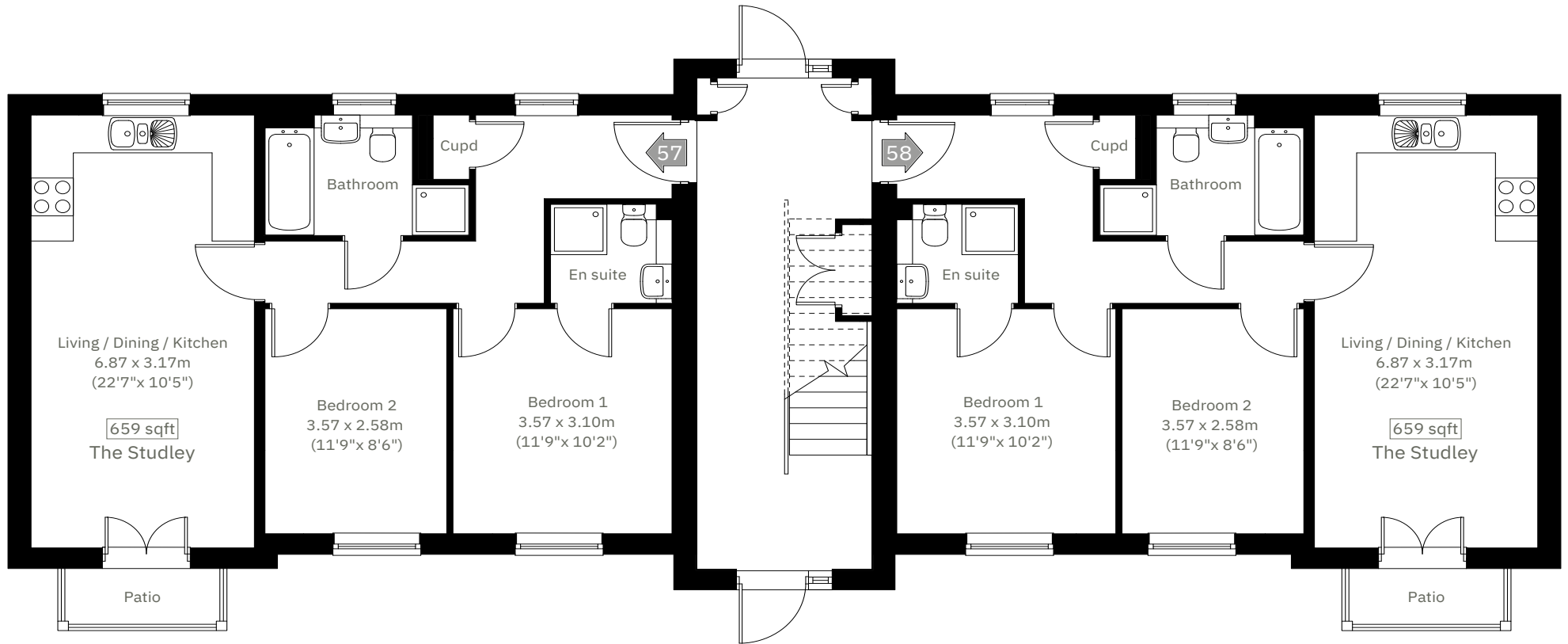


TWO BEDROOM APARTMENT

Energy Efficiency Rating

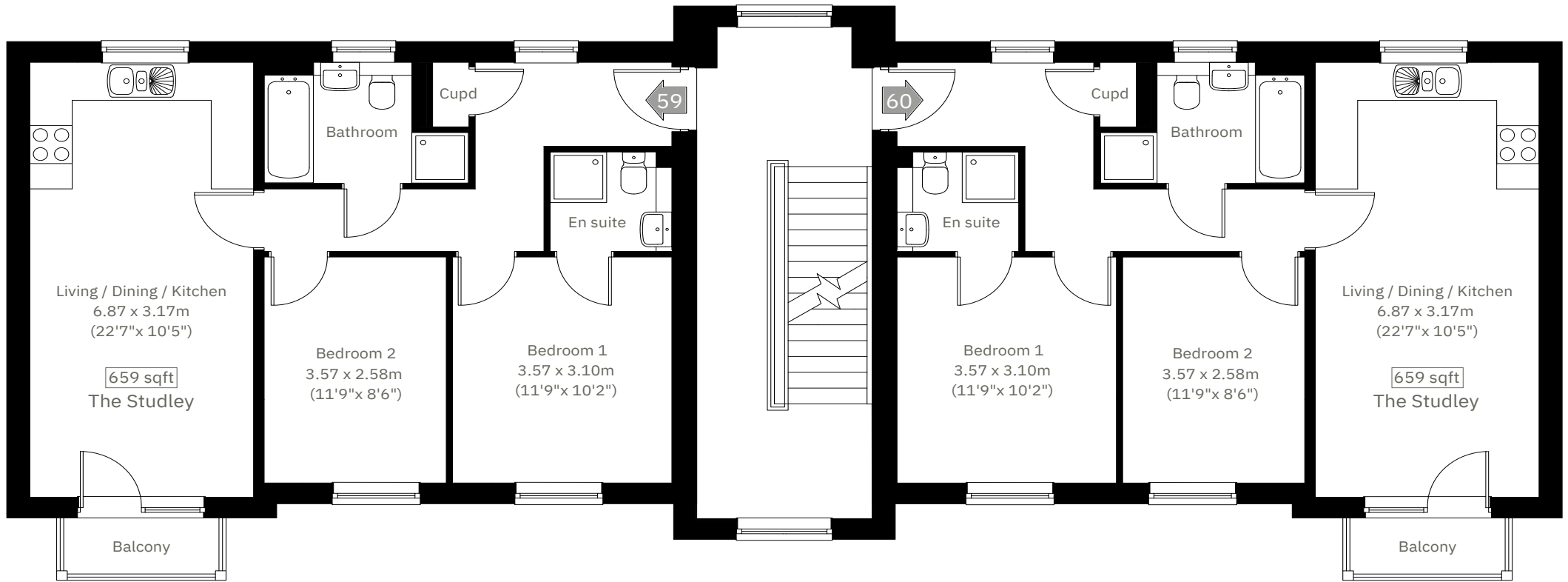
<i>Very energy efficient - lower running costs</i>		82
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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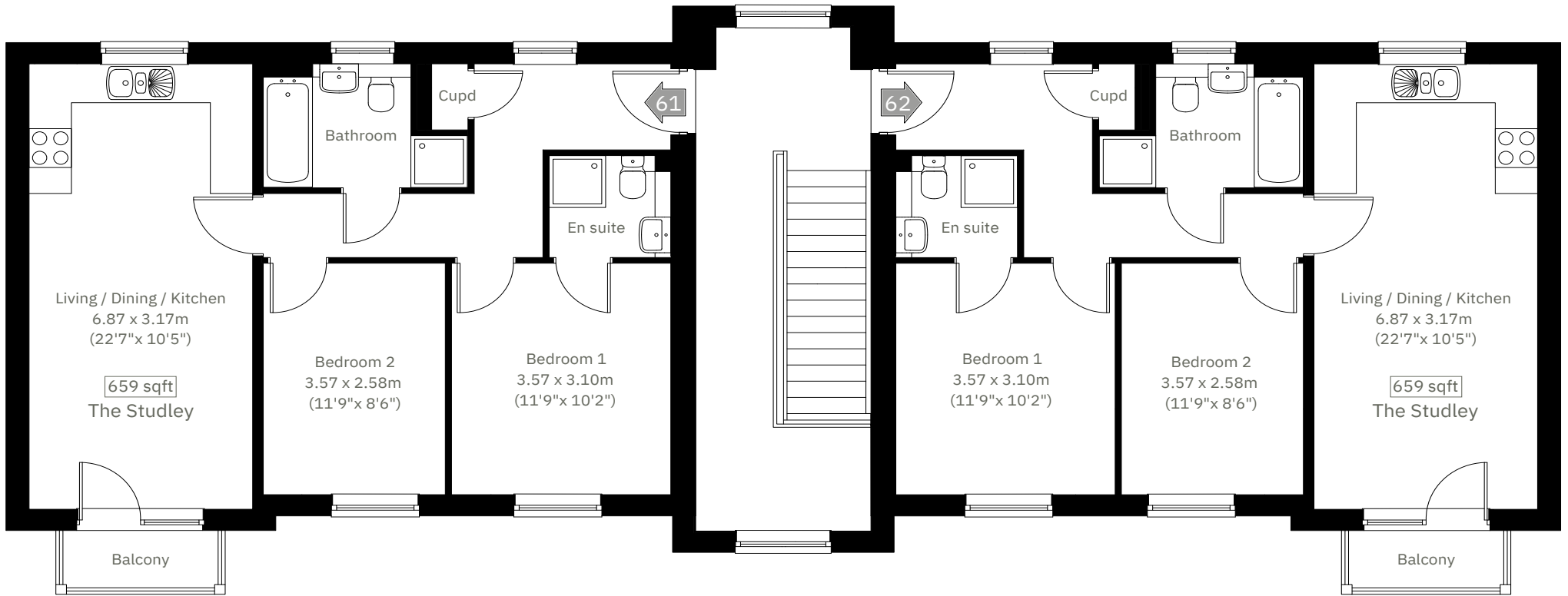
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Apartment Block 9 & 10



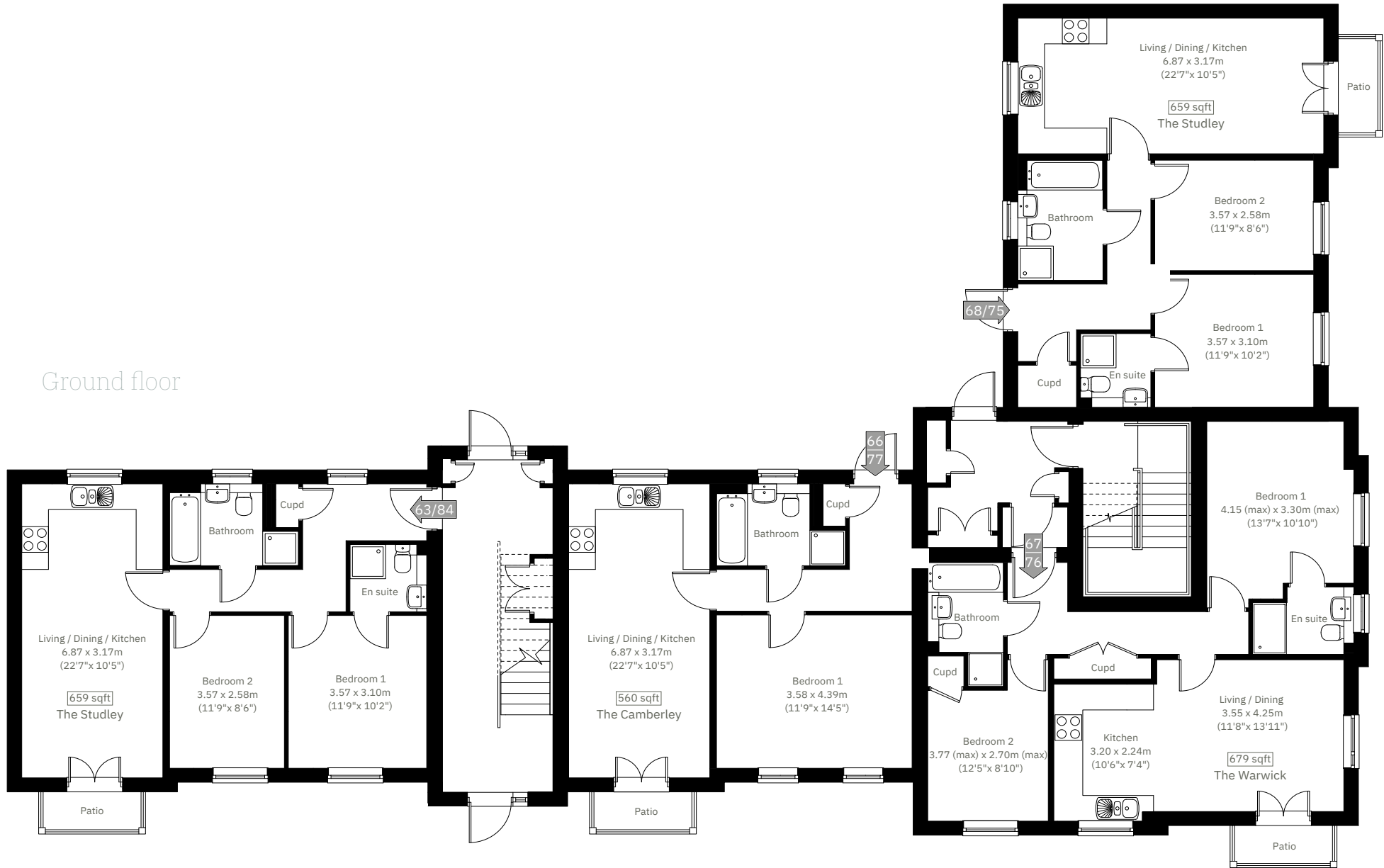
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England & Wales	EU Directive 2002/91/EC

The apartments are a collection of one and two-bedroom apartments that come with an open plan kitchen/dining/living room. There's a spacious bathroom and a storage cupboard to the hall, while bedroom one comes with an en suite. Perfect for first time buyers and young professionals.

Ground floor



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Specification

- UPVC double glazed windows
- Smooth finish ceilings
- White sockets and light switches throughout
- Downlighters to kitchen
- White 5-panel doors
- Gas central heating
- TV point to living room and bedroom one
- Chrome-effect ironmongery
- Choice of kitchen units/worktop (subject to build stage)
- Stainless steel splashback
- Integrated washer dryer (plumbing included)
- Stainless steel Electrolux electric single oven
- Plumbing for dishwasher
- Stainless steel gas hob
- Contemporary style sanitaryware (Tempo Range)
- Choice of wall tiling (dependent on build stage)
- Mira electric shower to bathroom(s)
- Mira thermostatic shower to en suite(s)
- Chrome towel radiators in main bathroom
- Thermostatic radiator valves to bedrooms
- Lockable windows
- Security chain to front door
- Smoke detectors
- 10 year new homes warranty
- 1 USB double socket to bedroom one and kitchen



Enhance your new home

Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> **The choice is all yours.**

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options.

> Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



Top 10 reasons to buy a new home



1 Save money on bills

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

2 Great incentives

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

3 More time, money and freedom

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

4 Fresh start

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

5 Everything is new

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

6 No chain

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

7 Warranty

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

8 Security

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

9 Modern Living

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

10 High spec living

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.

Your home, **better connected** for a brighter future.









Great news! Oakhurst Village benefits from access to ultrafast, full fibre-optic broadband.

Your home, better connected with **FibreNest**

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

 500Mb Ultrafast Broadband Great for families with many devices, avid gamers and home workers. Up to 500Mb download Up to 50Mb upload	 250Mb Megafast Broadband Stream 4k Ultra-HD content, play online games and more. Up to 250Mb download Up to 25Mb upload
 125Mb Superfast Broadband Watch full HD TV whilst performing larger downloads. Up to 125Mb download Up to 10Mb upload	 75Mb Faster Broadband Browse the web intensively, play online games and watch catch-up TV. Up to 75Mb download Up to 10Mb upload
 20Mb Standard Broadband Browse, stream music and download larger files. Up to 20Mb download Up to 2Mb upload	 10Mb Budget Broadband Suitable for basic general web browsing. Up to 10Mb download Up to 1Mb upload

To have your new home connected, register now at fibrenewest.com/connect

Questions? Just give our friendly team a call on **0333 234 2220**

Please see fibrenewest.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.





Oakhurst Village Apartments

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