



THE FIRS  
EARLSWOOD





Family run, with an emphasis on sustainability and quality.

We have built up our reputation and expertise over 15 years in the building and property industry, allowing us to progress and expand rapidly whilst maintaining the highest standards around. Our primary area of focus is in and around Solihull, but we do venture out for special projects.

We believe that we understand both the practical and emotional needs of the people in our local area and taking care of our customers is our top priority. We therefore offer a truly bespoke service to all of our customers and have excellent support systems and services that ensure fast and quality resolution for our customers.



The Firs  
Earlswood Common  
Earlswood  
B94 5SQ



# THE FIRS

EARLSWOOD

A development of two, 4 bedroom luxury homes



THE FIRS / O2

THE FIRS / O3





Please note: This brochure uses example interior styles from previous development.

THE FIRS

## COUNTRY LIVING

A development of just two luxurious family homes, where modern elegance meets exceptional craftsmanship. Nestled in the heart of a vibrant community, these homes have been thoughtfully designed to meet the highest standards of modern living, while also providing the ultimate in comfort and sophistication. From the moment you step inside, you will be greeted by a sense of luxury and refinement, with every detail carefully crafted to create a space that is both stylish and functional. With spacious open floor plans, state of the art appliances, and exquisite finishes throughout, these homes are perfect for families who value comfort, convenience, and a touch of opulence. Come experience the epitome of luxury family living in these stunning new homes.

FAMILY HOMES THAT DEFINE LUXURY







THE FIRS / 06

A HCD MASTERPIECE



THE FIRS / 07





THE FIRS

## DESIGNED FOR LIVING

Designed to provide high-end living accommodations for families who desire a comfortable, modern lifestyle. These homes will be built to the highest standards, incorporating the latest design trends and technologies.

The homes will feature spacious open-plan living areas, with large windows that allow for plenty of natural light to flood the rooms. The kitchens will be equipped with high-quality appliances and fitted with sleek, modern cabinets and countertops. The bedrooms will be generously sized and feature en-suite bathrooms with luxury fixtures and fittings.





## EXQUISITELY DESIGNED

Upstairs, you'll find four generously proportioned bedrooms in both properties. Each bedroom has been designed with luxury and comfort in mind, with plush carpets, designer lighting, and ample storage space.

The properties also benefit from a range of additional features, including underfloor heating and a state of the art home automation system. Outside, there is a landscaped garden and private driveway, providing plenty of space for cars and outdoor living.



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THE FIRS / 11





THE FIRS

## LOCATION

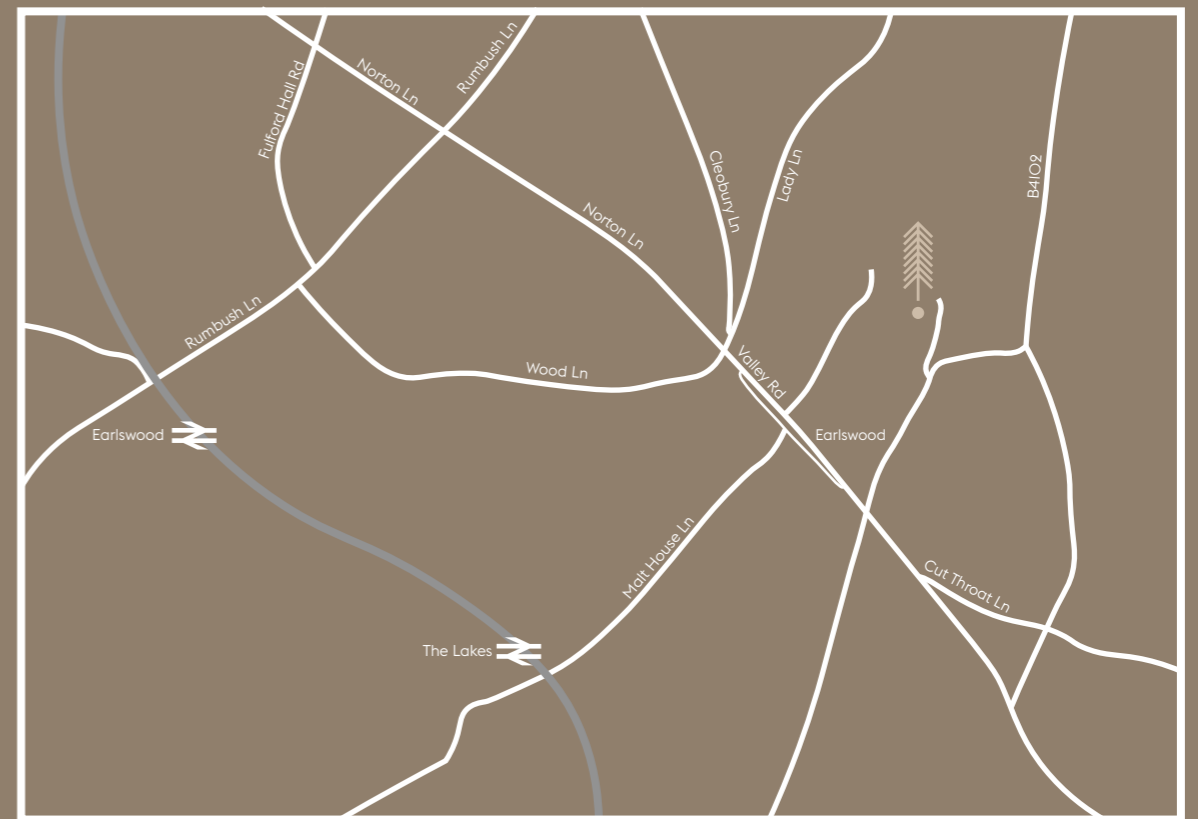
Earlswood is situated approximately 6 miles southeast of Birmingham city center and is known for its picturesque landscapes and natural beauty. The area features a number of green spaces and parks, including Earlswood Lakes, which is popular among anglers and walkers. The village itself is small and quiet, with a local pub, post office, and convenience store. The area is well-connected to local train lines, with Earlswood train station providing frequent services to destinations such as Birmingham, Stratford-upon-Avon, and Leamington Spa. The nearby M42 motorway also provides easy access to the cities of Birmingham and Coventry, as well as other major motorways.







## WELL CONNECTED



Earlswood Train Station – 4min / 1.8 miles  
 Solihull Town Centre – 14min / 5.4 miles  
 Birmingham City Centre – 27min / 11.1 miles  
 Warwick Town Centre – 26min / 12.8 miles  
 The Cotswolds – 1hr 18min / 50.1 miles

The Firs  
 Earlswood Common  
 Earlswood





THE FIRS

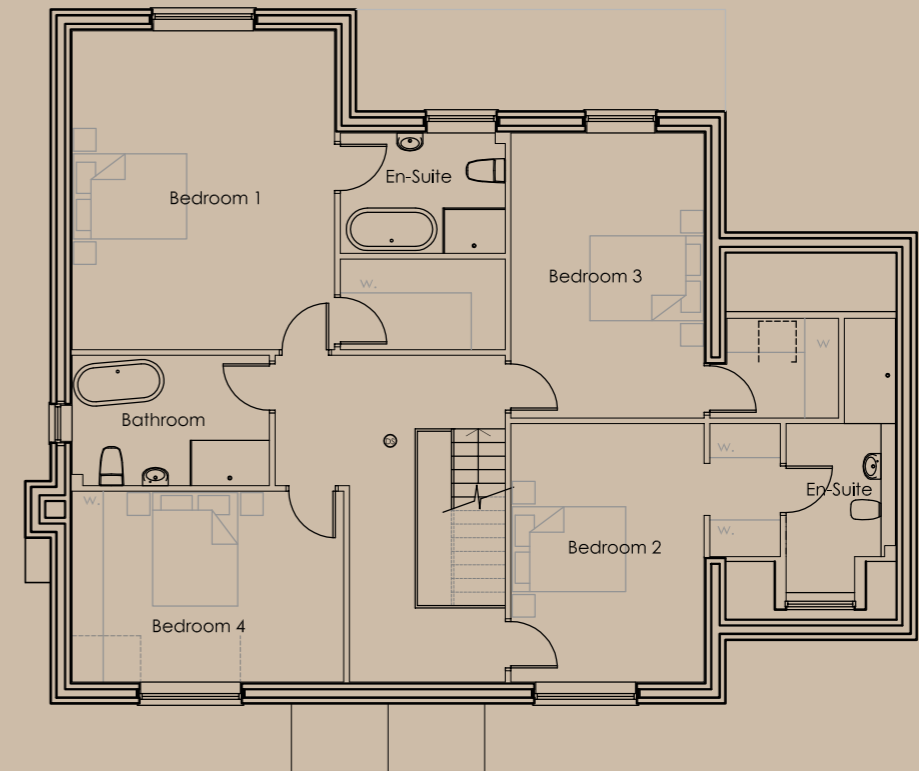
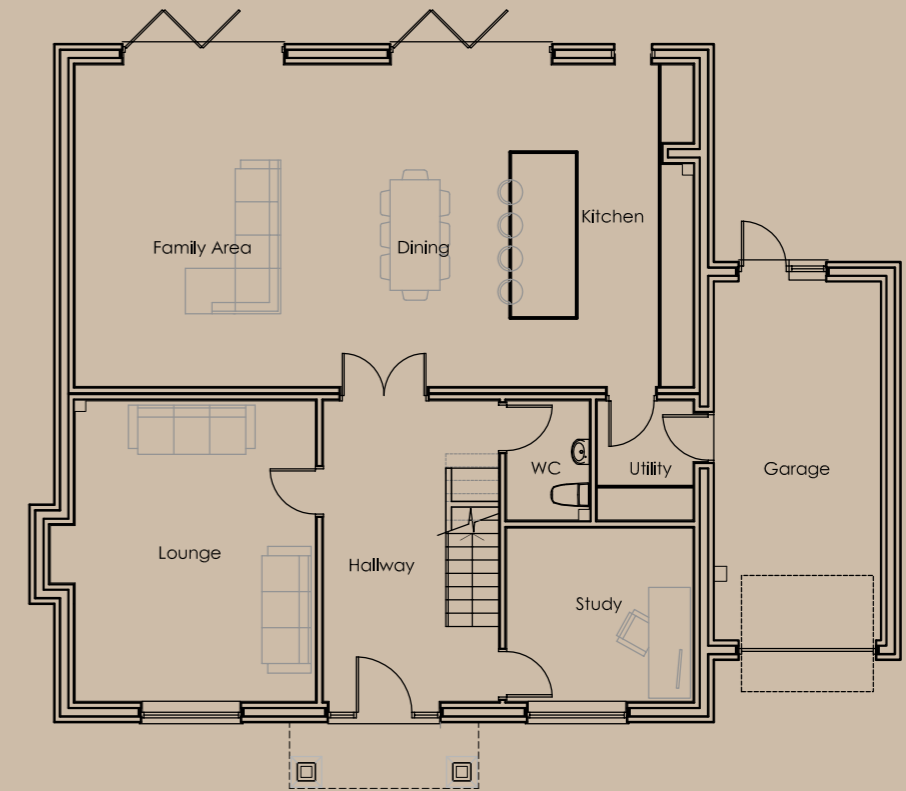
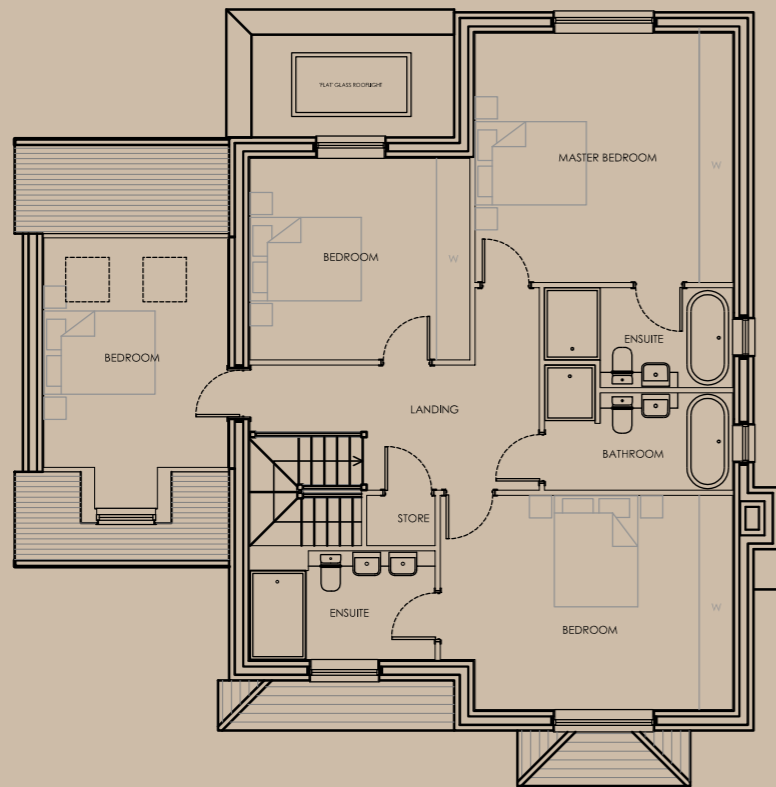
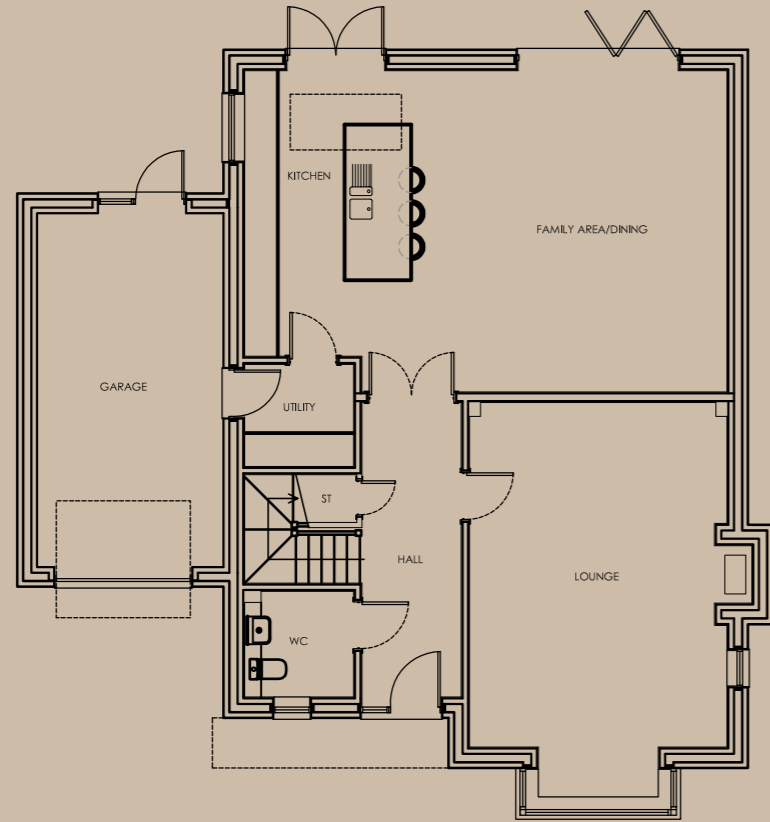


FLOOR PLANS

Chestnut House | Mulberry House

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## SPECIFICATIONS

### KITCHENS:

Tom Howley Exquisite Bespoke fitted kitchens with Island / breakfast bar

Miami Vena Silestone solid surface worktops

BERTAZZONI PRO Induction Range Cooker

NEFF Built-in Fridge

NEFF Built-in Freezer

NEFF Dishwasher

NEFF Canopy Hood

mQuvee Wine-Cave

Shaws Bradshaw Double Bowl Sink

Quooker PRO3 Boiling Tap

### BATHROOMS AND ENSUITES:

Fully tiled walls and floors by Porcelanosa and contemporary sanitaryware by Duravit

Freestanding contemporary bath and a double ended built in bath subject to dwelling type

Built in TV to Master Ensuites

Taps and showers by Hansgrohe Illuminated mirror with shaver points Heated towel rails

Underfloor electric heating to all bathrooms

Feature lighting to all bathrooms

### FINISHED AND FEATURES:

Control4 Smart home technology

Lutron Lighting Throughout

Texecom intruder alarm

CCTV System

Intergrated Heating, alarms and cctv into smart home system

Double glazed windows throughout with Extending Bifolds over rear patio

Orangery style Lantern above Kitchen areas

Underfloor heating throughout with Porcelanosa herringbone LVT Linkfloor to Hallway running through into the study and then into the Kitchen/Family area

Home Counties 42oz carpets to Lounge Bedrooms and Landing area

Bespoke fitted wardrobes

Luxury light fittings by Schuller, Dar Lighting, Searchlight and Franklite, subject to property

### BATHROOMS AND ENSUITES:

Gated Main Entrance to Development

Outside lighting fitted to individual properties with low level lighting to passageways

Communal Lighting to Driveway area

Resin bound Driveway

Porcelain patio areas





