

# SUTTON GARDENS

SHIRLEY, SOLIHULL



smarthomes  
NEW HOMES

FIVE EXCLUSIVE THREE BEDROOM BUNGALOWS  
LOCATED ON A BRAND NEW PRIVATE CUL-DE-SAC

PRICES FROM £515,000



Sutton Gardens  
SHIRLEY, SOLIHULL



# SUTTON GARDENS

## SHIRLEY, SOLIHULL

Sutton Gardens offers a unique opportunity to own one of just five, three-bedroom, detached dormer bungalows being built in a brand new and private cul-de-sac by the award winning developer Kingslea Homes.

With bedrooms and bathroom spanning both floors, Sutton Gardens offers flexible living options and a carefully designed finish that you can enjoy for years to come.

They are in the perfect spot too - just 1km from the thriving centre of Shirley and also within easy reach of Tudor Grange Secondary School and the centre of Solihull.



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1

2

# SUTTON GARDENS

## SHIRLEY, SOLIHULL

### PLOTS 1 & 2 | £525,000

#### GROUND FLOOR

Hallway  
Living Room  
*3.66m x 3.51m (12'0" x 11'6")*  
Dining Kitchen  
*3.66m x 3.6m (12'0" x 11'10")*  
Bedroom Three  
*3.6m x 2.15m (11'10" x 7'1")*  
Shower Room

#### FIRST FLOOR

Landing  
Master Bedroom  
*3.68m x 3.43m (12'1" x 11'3")*  
Bedroom Two  
*3.85m x 3.4m (12'8" x 11'2")*  
Bathroom  
  
Landscaped Rear Garden  
Garage  
Off Road Parking

### PLOTS 3 | £535,000

#### GROUND FLOOR

Hallway  
Living Room  
*3.66m x 3.50m (12'0" x 11'6")*  
Dining Kitchen  
*6.74m x 3.38m (22'1" x 11'1")*  
Bedroom Three  
*4.56m x 2.39m (15'0" x 7'10")*  
Bathroom

#### FIRST FLOOR

Landing  
Master Bedroom  
*3.71m x 3.58m (12'2" x 11'9")*  
Bedroom Two  
*2.56m x 1.90m (8'5" x 6'3")*  
Bathroom  
  
Landscaped Rear Garden  
Off Road Parking (two cars)

### PLOTS 4 & 5 | £515,000

#### GROUND FLOOR

Hallway  
Living Room  
*3.66m x 2.85m (9'5" x 12'0")*  
Dining Kitchen  
*4.23m x 3.25m (13'11" x 10'8")*  
Bedroom Three  
*3.25m x 2.30m (10'8" x 7'7")*  
Shower Room

#### FIRST FLOOR

Landing  
Master Bedroom  
*3.80m x 3.68m (12'6" x 12'1")*  
Bedroom Two  
*4.17m x 2.68m (13'8" x 8'x9")*  
Bathroom  
  
Landscaped Rear Garden  
Off Road Parking (two cars)



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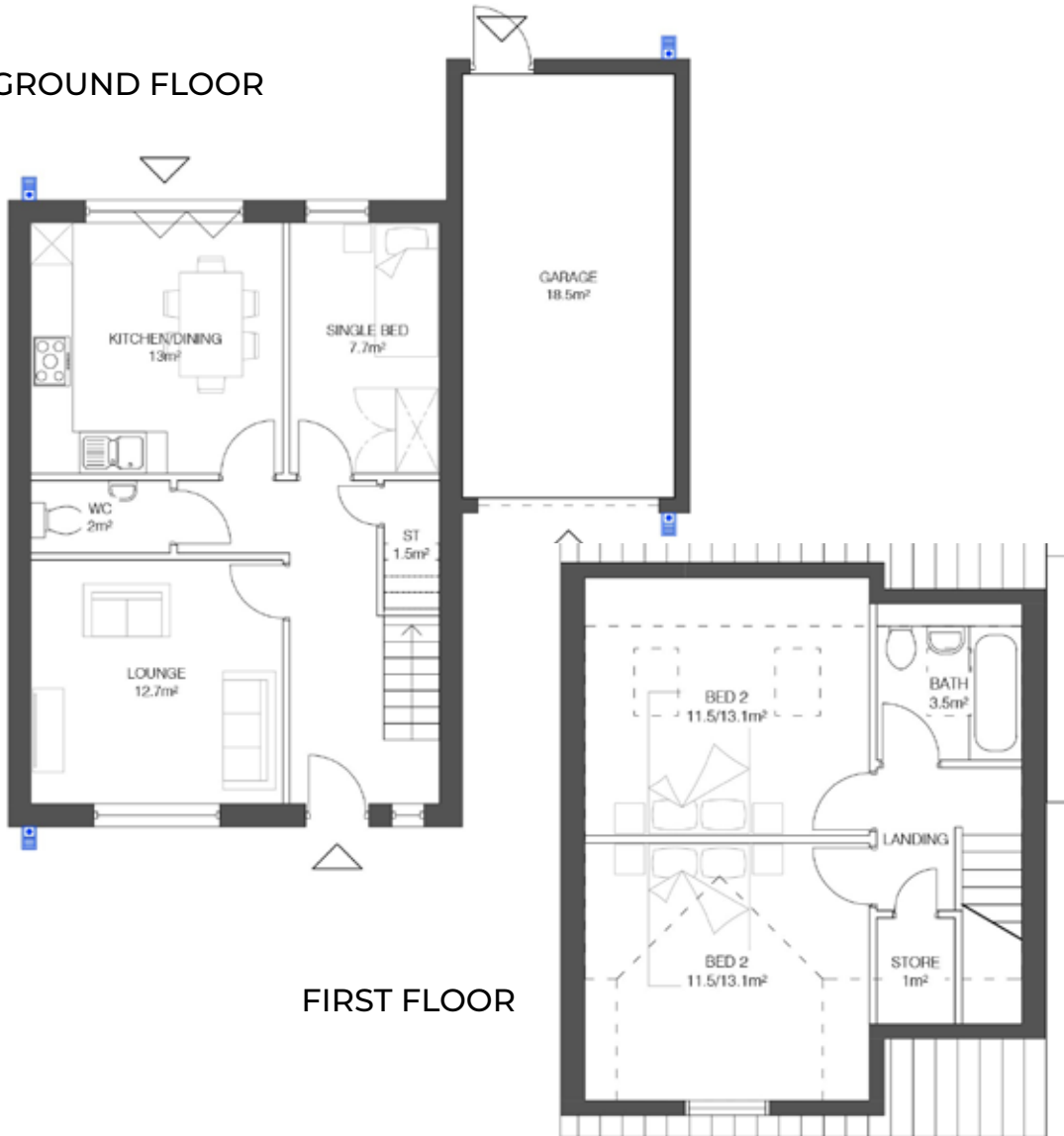
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4

5

**PLOTS 1 & 2 | £525,000**

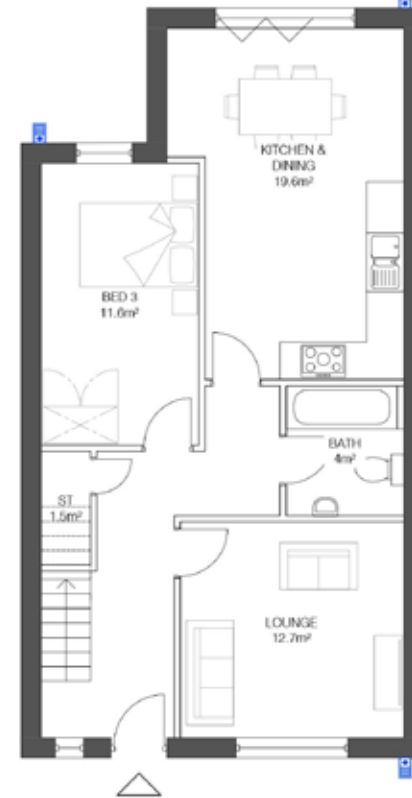
GROUND FLOOR



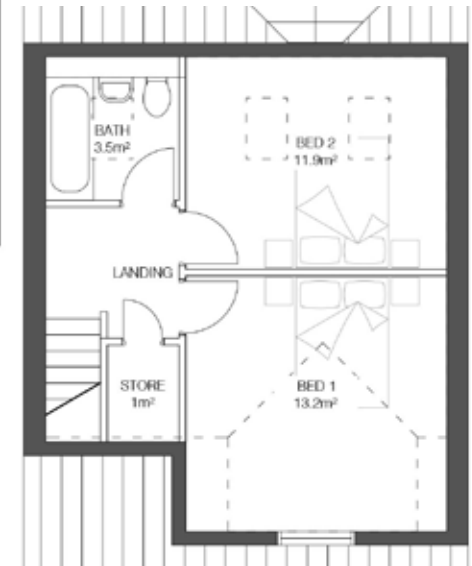
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**PLOTS 3 | £535,000**

GROUND FLOOR



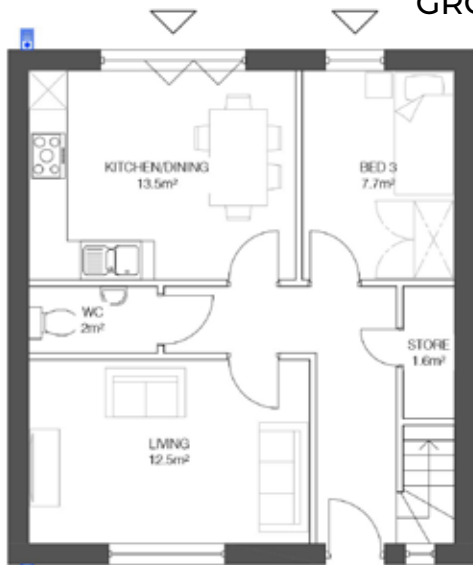
FIRST FLOOR



PLOTS 4 & 5 | £525,000

# SPECIFICATION

GROUND FLOOR



## KITCHEN AREA >>

- Contemporary, soft-close kitchen units
- Feature Granite or Quartz worktops
- Full range of integrated appliances
- Complementary lighting
- Underfloor heating
- Feature tile flooring

## HALL & LANDING >>

- Composite entrance door
- Tiled floor & fitted welcome mat
- Feature staircase

## THROUGHOUT >>

- Underfloor heating to ground floor (radiators to first)
- Modern Oak stained doors
- Ample brushed-chrome power points
- LED down-lighting
- Handsome skirting boards
- 80% wool blend carpets
- Security system

## BATHROOMS AND EN-SUITES >>

- High-quality sanitary ware
- Designer mixer taps and tiled walls
- Feature LVT flooring
- Designer, centrally-heated towel rail
- Electric toothbrush charger points
- Extractor fan with external venting

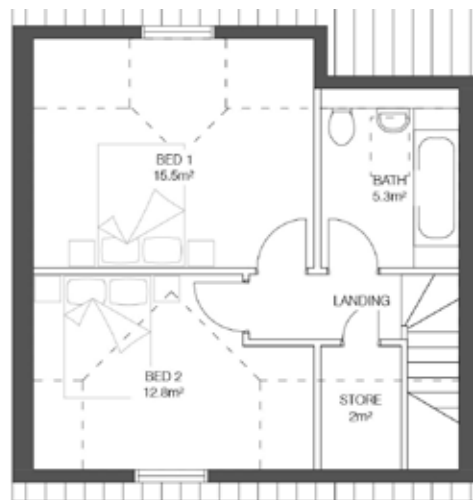
## LIVING ROOMS & BEDROOMS >>

- Wall TV points
- Contemporary fireplace

## OUTSIDE >>

- Attractive door number plate
- External porch lighting
- Driveways
- Electric Vehicle Charging Points
- Patio areas
- Exterior lighting
- Turfed, landscaped rear gardens
- Exterior cold-water tap and power-point
- Useful garden shed

FIRST FLOOR



This listed specification may subject to change and should be verified by your solicitor - as such, this document does not form part of any contract.

# SUTTON GARDENS

## SHIRLEY, SOLIHULL



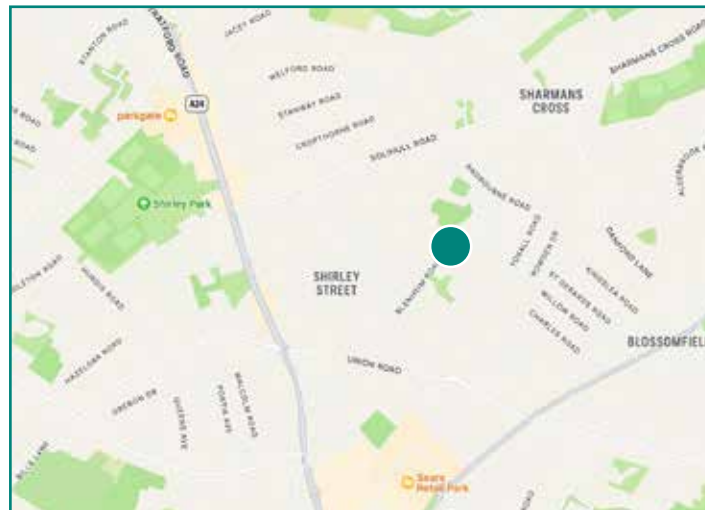
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### LOCATION

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

### GENERAL INFORMATION

Tenure:	Freehold
Services:	Mains gas, electricity and water
EPC:	Rating TBC
Local Authority:	Solihull Borough Council
Warranty:	10 year builders warranty



### CONTACT DETAILS

**Tel: 0121 744 4144 opt 3**

**[newhomes@smart-homes.co.uk](mailto:newhomes@smart-homes.co.uk)**

Smarthomes New Homes  
Stratford Road, Shirley  
West Midlands B90 3DN

#### Agents Note

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes and under no circumstances are to be reproduced by a third party without prior permission.

#### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)

