



# Arden View

Meriden

 KINGSWOOD  
HOMES

# About Kingswood Homes

**Kingswood Homes is a residential development company, which specialises in building high quality practical homes in the Midlands.**

All our homes, small or large are built with the same high level of quality finish and attention to detail.

Choosing the right location for our developments is essential and great care is taken in the selection of each developments location.

Each of our properties are designed for living to ensure that the layout is practical and an enjoyable place to live.

Our homes are designed for life so each property is constructed using traditional approaches to construction with proven building techniques, craftsmanship and materials.

---

**We take a bespoke approach to all of our developments to create distinctive properties that truly stand out from the crowd. Whilst all developments are unique, they all share the core Kingswood principles of expert design and high quality craftsmanship.**

---

We build all over the Midlands including, Warwickshire, West Midlands, Worcestershire, Leicestershire, Staffordshire and some selected sites in the South West.



Finwood, Rowington



St Michael's Gate, Baddesley Clinton



Lake View, Earlswood



Lake View, Earlswood



Arden Gate, Bentley Heath

# Introducing Arden View

**Arden View offers the opportunity to own an individually designed, brand new 4 bedroom home in a spacious leafy setting with eco-friendly technology.**

Located off Walsh Lane, this exciting new development of 3 detached homes boast an energy efficient, bespoke specification that include high quality en-suite bathrooms and spacious living areas.

**Each property includes a high level of finish complete with a professionally designed kitchen including Quartz work surfaces, integrated appliances and contemporary finishes.**

Along with landscaped front gardens, each property boasts rear gardens with planting and a lawn to offer the chance of relaxation in this pleasant setting.

**All plots contain an abundance of energy efficient features to be classed as an 'A' rated home.**

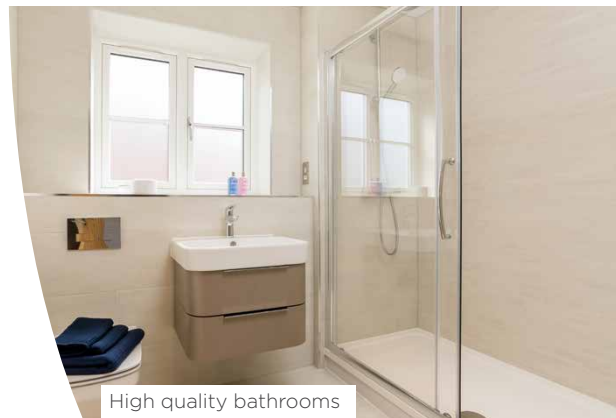
- PV Solar panels
- 100% LED low energy lighting
- Mitsubishi Air Source Heating
- Solidor composite front doors
- Triple glazed argon filled external windows and doors
- 'A' rated kitchen appliances
- 'Electric vehicle charging points wiring



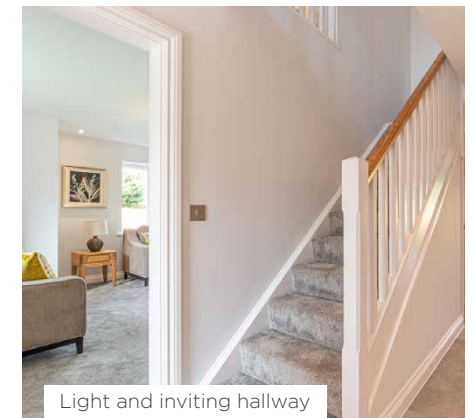
Superbly specified kitchen / dining area



Spacious lounge areas



High quality bathrooms



Light and inviting hallway

A new development of 3 superbly appointed detached homes.



Enfield House

# Site Layout

Arden View  
is an attractive  
development  
of 3 detached  
homes located  
off leafy  
Walsh Lane,  
Meriden.

Vincent House

Norton House



Enfield House



**Arden View**  
Walsh Lane,  
Meriden,  
CV7 7JY.



Walsh Lane

Vincent House

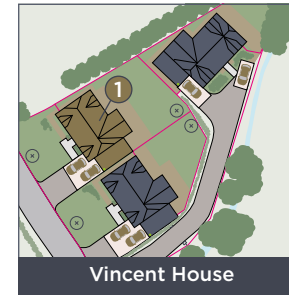
Norton House

Enfield House

# Vincent House

## Ground Floor

4 bedroom detached (with garage)



## Ground floor

**Lounge**  
4.08m x 3.82m  
13' 4" x 12' 5"

**Kitchen/Family & Dining Area**  
9.12m x 4.29m  
29' 9" x 14' 0"

**Utility**  
2.91m x 1.61m  
9' 5" x 5' 3"

**Garage**  
5.86m x 2.94m  
19' 2" x 9' 6"

**WC**  
1.83m x 0.95m  
6' 0" x 3' 1"

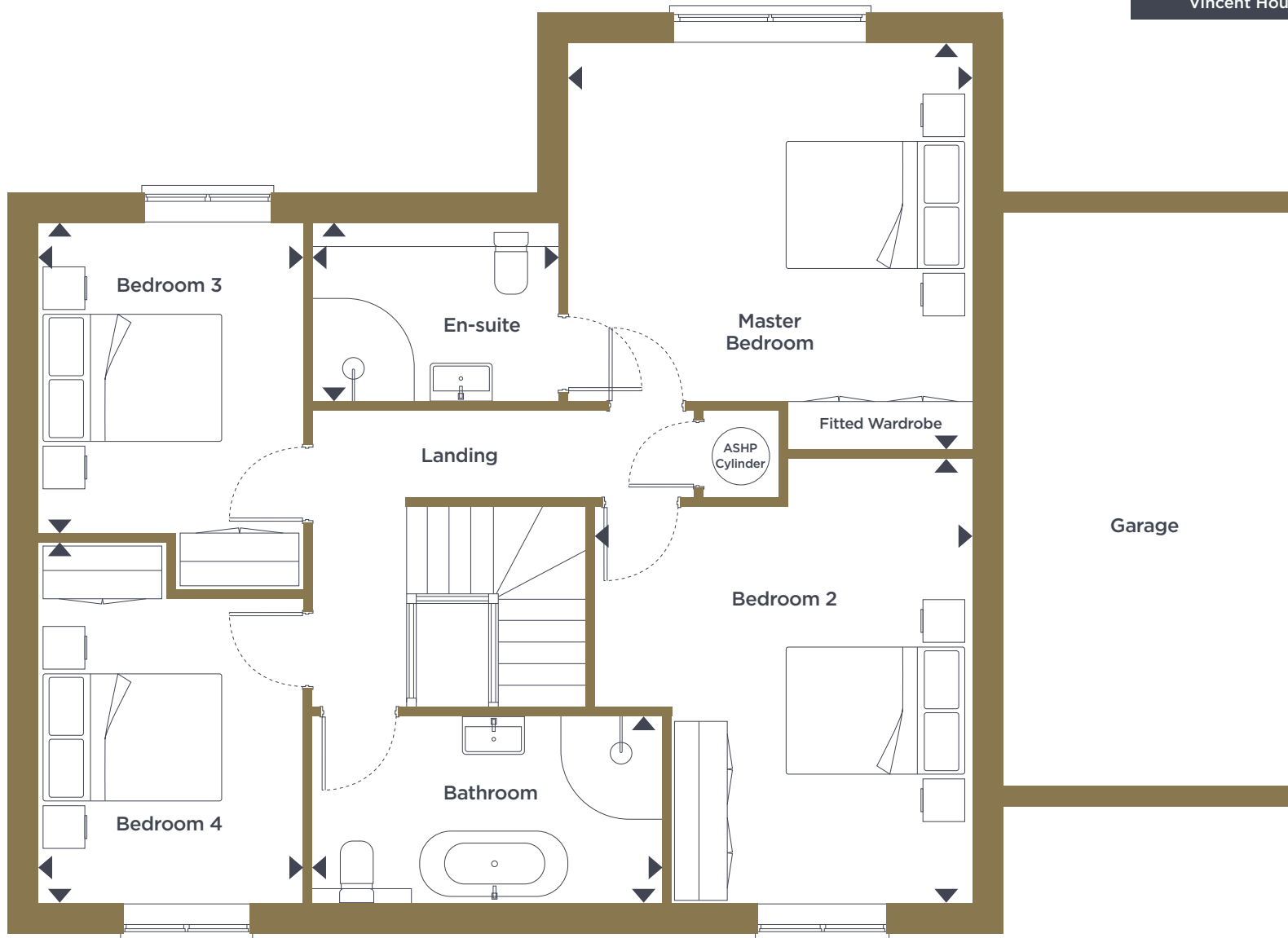
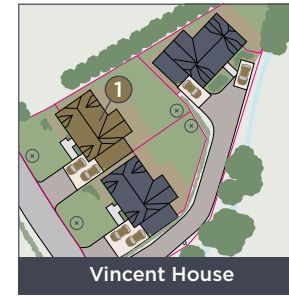
**Study**  
3.0m x 2.63m  
9' 8" x 8' 6"



# Vincent House

## First Floor

4 bedroom detached (with garage)



## First floor

**Master Bedroom**  
4.29m x 4.32m  
14' 0" x 14' 2"

**En-suite (Master)**  
1.89m x 2.64m  
6' 2" x 8' 6"

**Bedroom 2**  
4.70m x 4.0m  
15' 4" x 13' 1"

**Bedroom 3**  
3.99m x 2.82m  
13' 0" x 9' 2"

**Bedroom 4**  
3.82m x 2.82m  
12' 5" x 9' 2"

**Bathroom**  
2.79m x 1.98m  
9' 1" x 6' 5"

# Norton House

## Ground Floor

4 bedroom detached (with garage)



## Ground floor

**Lounge**  
4.08m x 3.82m  
13' 4" x 12' 5"

**Kitchen/Family & Dining Area**  
9.12m x 4.29m  
29' 9" x 14' 0"

**Utility**  
2.91m x 1.61m  
9' 5" x 5' 3"

**Garage**  
5.86m x 2.94m  
19' 2" x 9' 6"

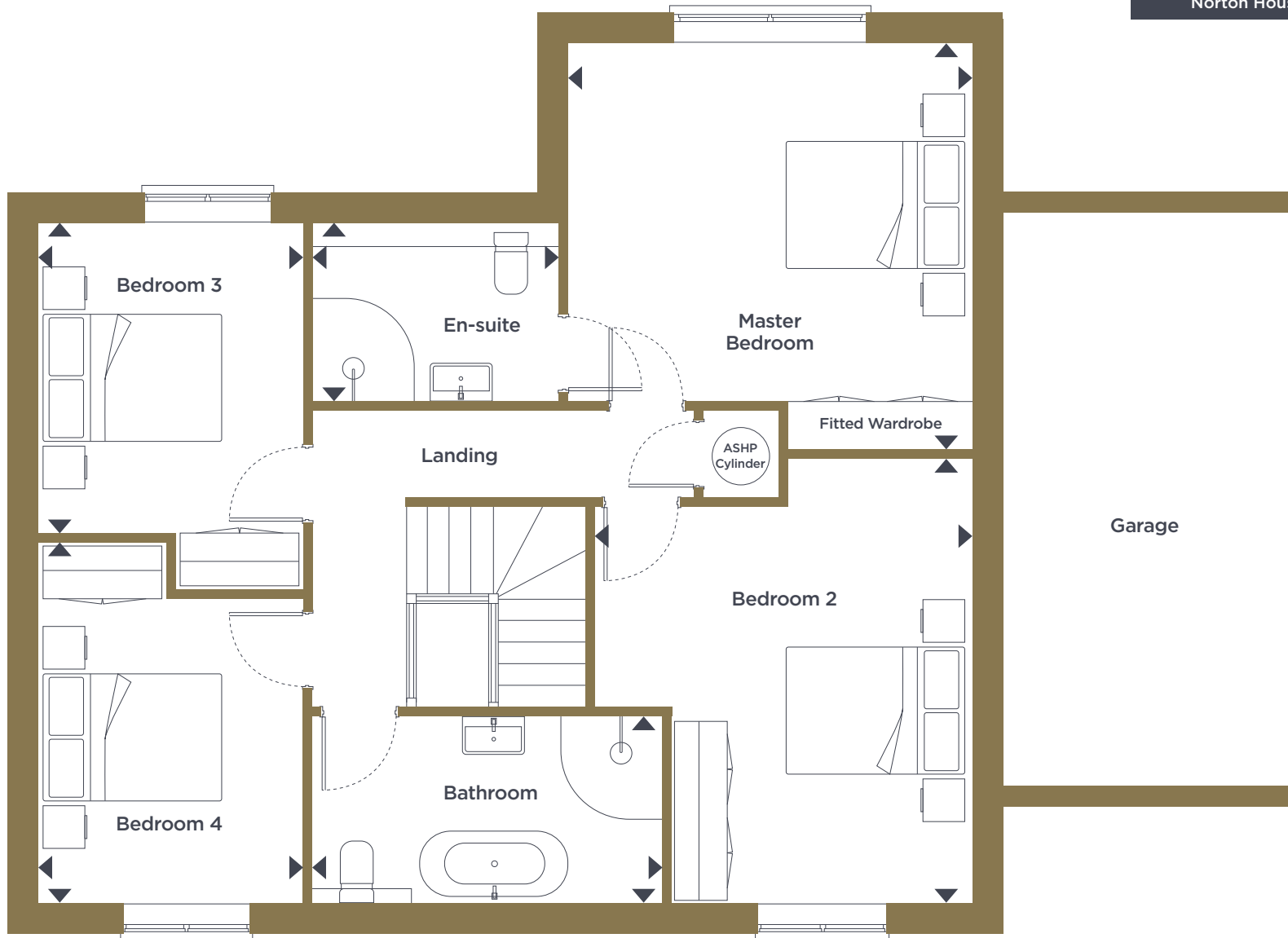
**WC**  
1.83m x 0.95m  
6' 0" x 3' 1"

**Study**  
3.0m x 2.63m  
9' 8" x 8' 6"

# Norton House

## First Floor

4 bedroom detached (with garage)



## First floor

**Master Bedroom**  
4.29m x 4.32m  
14' 0" x 14' 2"

**En-suite (Master)**  
1.89m x 2.64m  
6' 2" x 8' 6"

**Bedroom 2**  
4.70m x 4.0m  
15' 4" x 13' 1"

**Bedroom 3**  
3.99m x 2.82m  
13' 0" x 9' 2"

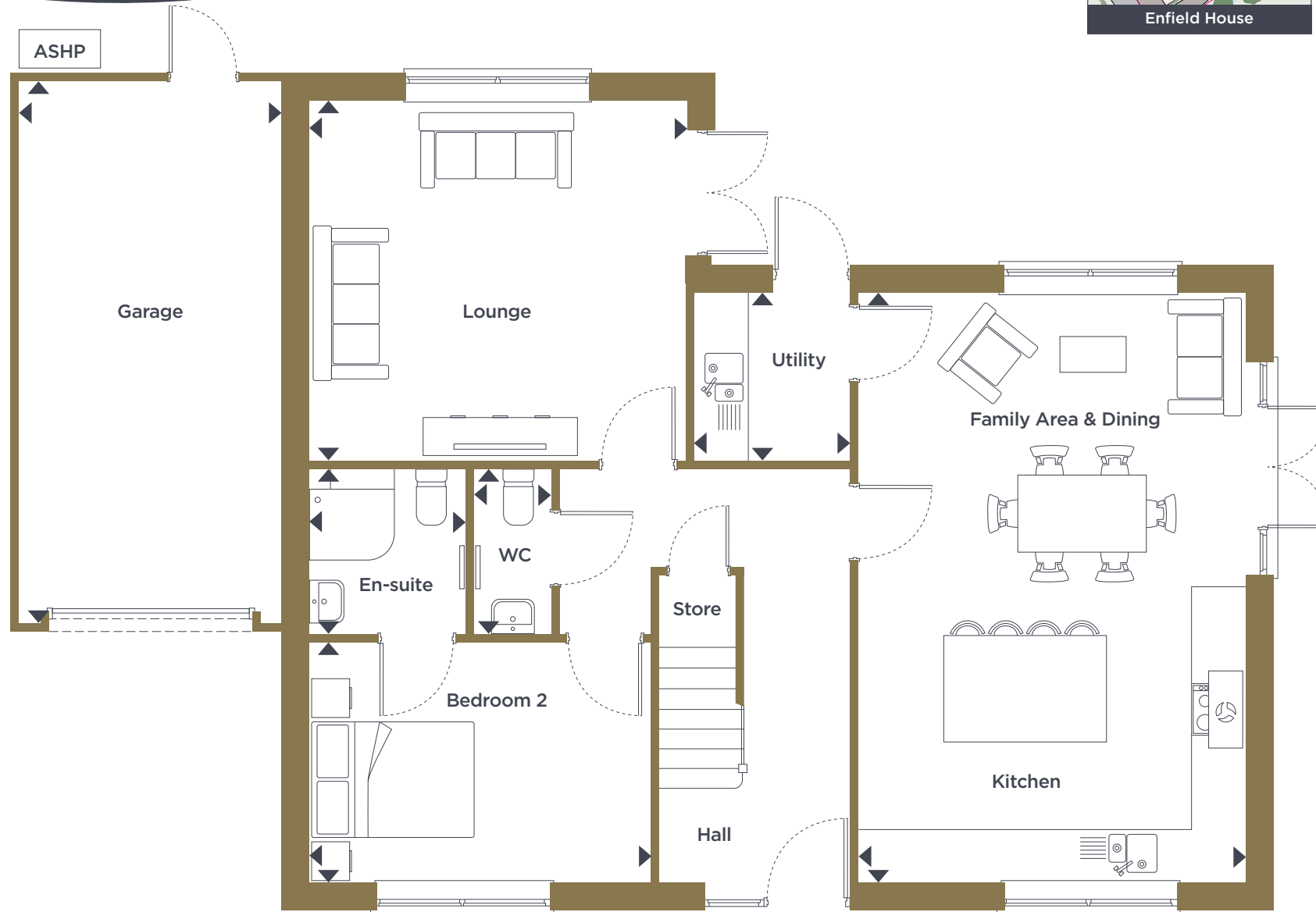
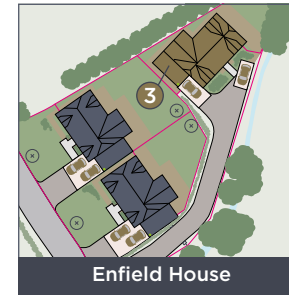
**Bedroom 4**  
3.82m x 2.82m  
12' 5" x 9' 2"

**Bathroom**  
2.79m x 1.98m  
9' 1" x 6' 5"

# Enfield House

## Ground Floor

4 bedroom detached (with garage)



## Ground floor

**Lounge**  
4.40m x 4.20m  
14' 4" x 13' 8"

**Kitchen/Family & Dining Area**  
6.87m x 4.51m  
22' 5" x 14' 8"

**Bedroom 2**  
3.99m x 2.80m  
13' 0" x 9' 1"

**En-suite Bedroom 2**  
1.93m x 1.83m  
6' 3" x 6' 0"

**Utility**  
1.95m x 1.81m  
6' 4" x 5' 9"

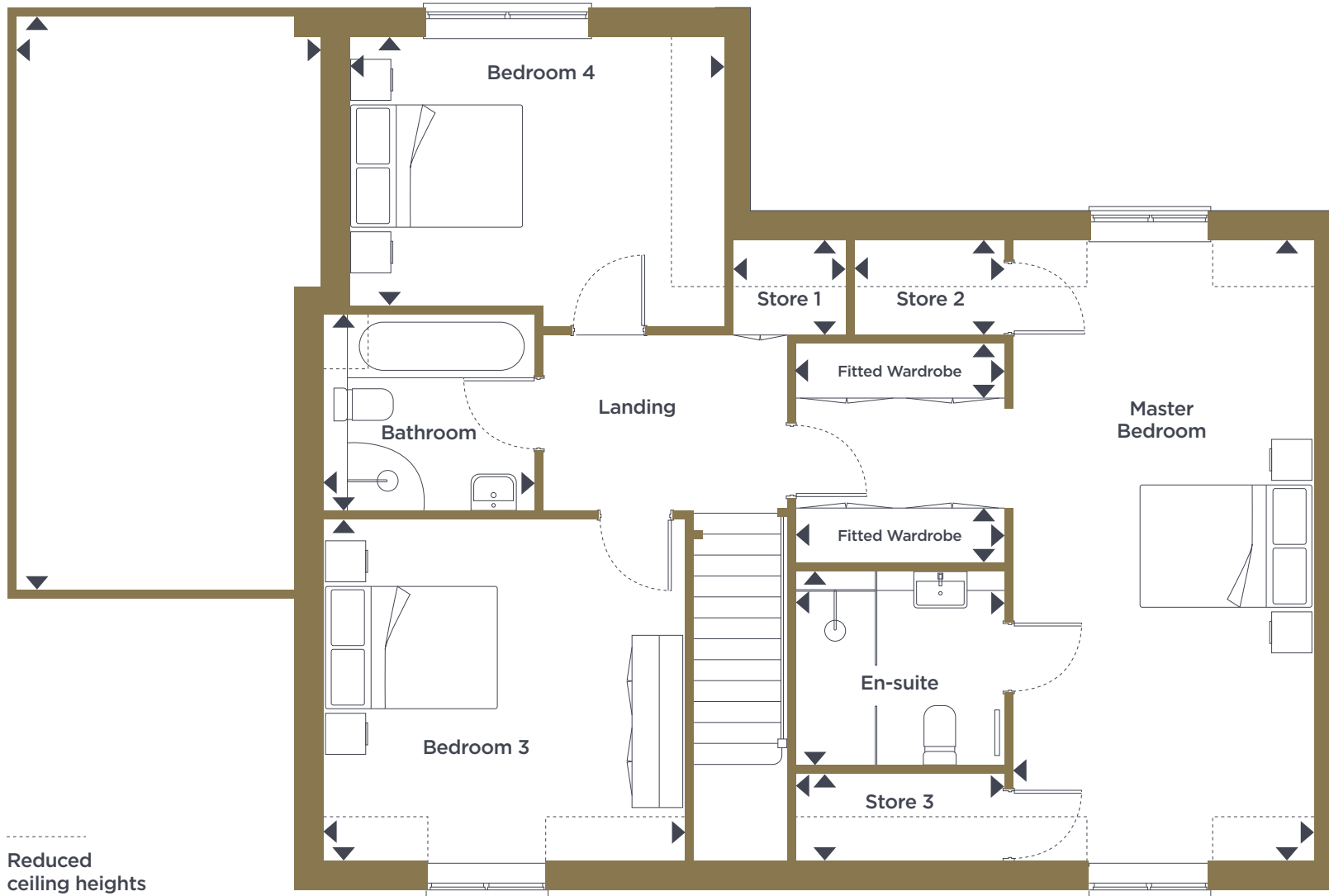
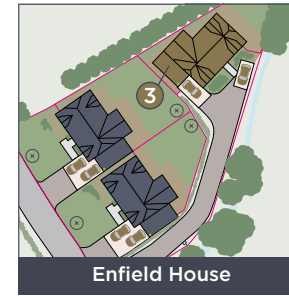
**Garage**  
6.09m x 2.94m  
19' 9" x 9' 6"

**WC**  
0.9m x 1.93m  
2' 9" x 6' 3"

# Enfield House

## First Floor

4 bedroom detached (with garage)



Reduced ceiling heights

## First floor

### Master Bedroom

6.83m x 3.22m  
22' 4" x 10' 6"

### En-suite

2.27m x 2.25m  
7' 4" x 7' 3"

### Bedroom 3

3.43m x 3.94m  
11' 3" x 12' 9"

### Bedroom 4

3.16m x 3.97m  
10' 4" x 13' 0"

### Bathroom

2.38m x 2.14m  
7' 8" x 7' 0"

### Store 1

0.9m x 1.67m  
2' 9" x 5' 4"

### Store 2

0.9m x 1.65m  
2' 9" x 5' 4"

### Store 3

0.9m x 2.27m  
2' 9" x 7' 4"

# A superb specification

**Our high level of building standards are perfectly complemented with a striking level of detail in specification throughout the property.**

Each property boasts a master bedroom with an en-suite bathroom that includes full height ceramic tiling, vanity storage units and chrome finishes.

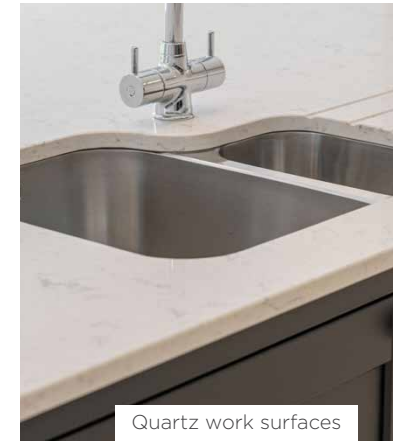
**The quality and detailed finish is found throughout the professionally designed contemporary kitchen which include Quartz work surfaces and integrated appliances.**

The sense of quality continues through the property with ceramic floor tiling layed across the ground floor, whilst the lounge, stairway and bedrooms include a luxury carpet.

All internal doors are complete with chrome door furniture and chrome sockets and switches are specified on the ground floor and landing areas.

## Kitchen

- Professionally designed shaker style kitchen and utility.
- Feature island with breakfast bar.
- USB and power sockets to the island.
- Quartz work surfaces to kitchen and utility.
- Stainless steel one and a half bowl under mounted sink with engraved drainer and chrome plated Franke mixer tap to kitchen.
- Stainless steel sink and drainer to utility with chrome plated mixer tap.
- Bosch/Neff appliances to include single oven, combination microwave, induction hob and extractor hood.
- Caple integrated fridge/freezer and integrated dishwasher.
- Appliance spaces and plumbing for washing machine and tumble dryer installation into the utility.



Quartz work surfaces



Single oven, combination microwave



Professionally designed contemporary kitchen



FRANKE



Induction hob



Contemporary extractor hood



Integrated dishwasher

## Bathrooms En-suites & WC

- Roca white sanitaryware.
- Roca vanity units to all bathrooms, en-suites and WC's.
- Full height feature tiling to walls and floors in bathrooms and en-suites, splashback only to WC.
- Hansgrohe chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
- Shower cubicles to include shower doors, low profile shower trays, full height tiling and chrome plated hansgrohe variable spray adjustment sliding head showers, with rain head feature to en-suites.
- Feature Vulcano radiators to the bathrooms & en-suites.
- Free standing feature bath with hansgrohe mixer tap to bathrooms, (Plot 3 - non-freestanding bath).



Plots 1&2 - Back to wall freestanding bath  
Plot 3 - Standard bath



Full height tiling



Roca sanitary ware



Feature Vulcano radiators



Chrome plated dual controlled mixer taps



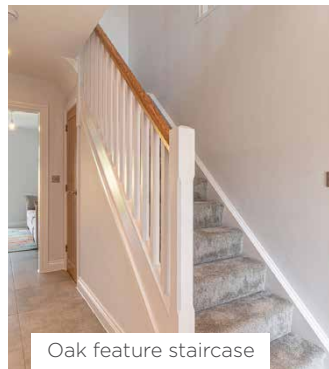
Contemporary fixtures

# Internal Finishes

- Oak veneer solid core doors with satin chrome door furniture.
- Oak handrail to staircase with oak feature bullnose step.
- Large format feature ceramic floor tiling to kitchen/dining area/hallway/utility and WC.
- Contemporary 7 inch deep skirting and matching architrave.
- Luxury carpets and underlay to living room, bedrooms, stairs and landing.
- French patio doors to lounge and kitchen/diner.
- Fitted wardrobes to Master Bedrooms.
- Pull down timber loft ladder.



Fitted wardrobes to all master bedrooms



Oak feature staircase



Polished chrome door furniture



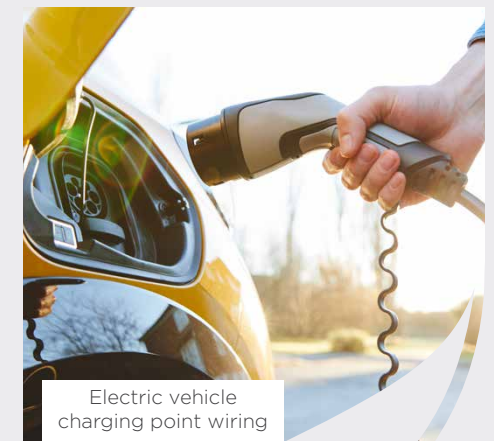
Luxury carpets & underlay



Ceramic floor tiling

# Electrical Installation

- Chrome sockets and switches to the Ground Floor and Landing.
- Recessed LED downlighters to hall/kitchen/dining room/family room/WC/landing/bathroom and en-suites.
- Under unit lighting to kitchen.
- Telephone point to lounge.
- Electric vehicle charging point wiring.
- Dimmer switches to the kitchen/diner and lounge.
- Fibre optic installed to each property.



Electric vehicle charging point wiring





Block paved drive and tarmac drive



Outside power point



High levels of insulation



Landscaped front gardens



Electric, sectional garage door



Outside water tap

## Security

- Multipoint locking system to external doors and windows compliant with Secured by Design Standards and Part Q of the Building Regs including anti-snap locks and laminated glass to all external doors.
- Intruder alarm system.
- Exterior lighting.
- LED security flood lights to front and rear.

## External Details

- Outside water tap.
- Outside power point.
- Landscaped front gardens, patio and turf to rear.
- Drive to be a combination of block pave and tarmac.
- Garages to be fully decorated.
- Silicone based colour through render to Plot 1, no décor or maintenance required.

## Heating

- Fully zoned wet Underfloor Heating System to entire ground floor.
- Mains pressure hot water system.
- Mitsubishi Air Source Heating, resulting in no gas or oil bills.
- Wifi enabled thermostats for the central heating and the underfloor heating.
- Thermostatically controlled radiators and valves to the first floor.

## Additional Details

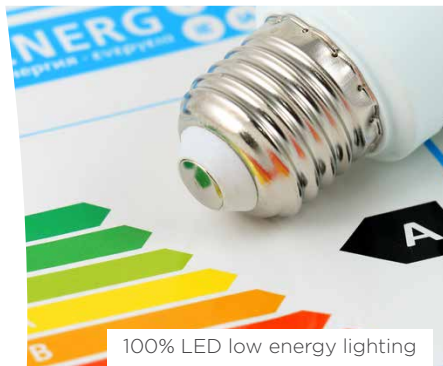
- Electric, sectional garage door.
- Single attached garage.
- 10 Year ICW Structural Warranty.
- High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in summer.

# Environmental Details

- 'A' rated kitchen appliances to reduce water and energy use.
- Dual flush mechanism to toilets to reduce water consumption.
- PV Solar panels to supplement the Electricity consumption.
- 100% LED low energy lighting.
- Triple glazed argon filled external windows and doors throughout offering superior thermal and acoustic insulation.
- Solidor composite front doors, offering superior thermal efficiency and security.
- 'A' rated home, meaning very low energy bills.
- 5KW battery storage to garage.



Underfloor heating system across entire ground floor (energy efficient radiators on first floor)



100% LED low energy lighting



Mains pressure hot water system



PV Solar panels



5KW Huawei Battery

# How much will you save on energy bills?

These calculations (produced by Rightmove) are an average only, and are based on information from over 250,000 EPCs that were created from November 2023 to January 2024 across each property size and EPC bands B-G. A-rated properties have been excluded from the calculations due to low volumes.

See [www.rightmove.co.uk/news/articles/property-news/average-uk-energy-bills-how-to-save-money/](http://www.rightmove.co.uk/news/articles/property-news/average-uk-energy-bills-how-to-save-money/)

### Rightmove's energy bill tracker

Property Type: 4-bed detached house



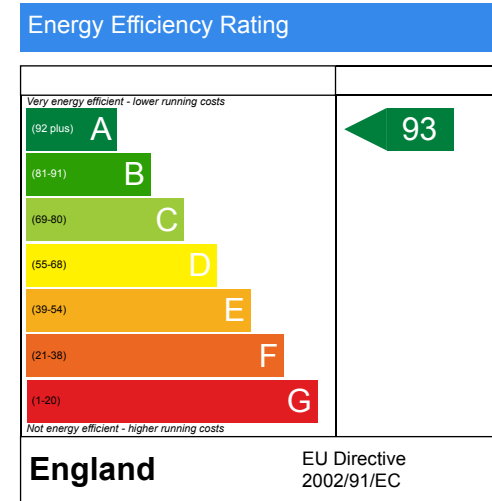
EPC rating					
B	C	D	E	F	G
£1,440	£2,280	£2,900	£3,955	£5,645	£10,130



Air source heat pump system

## Predicted property EPC A-rating for:

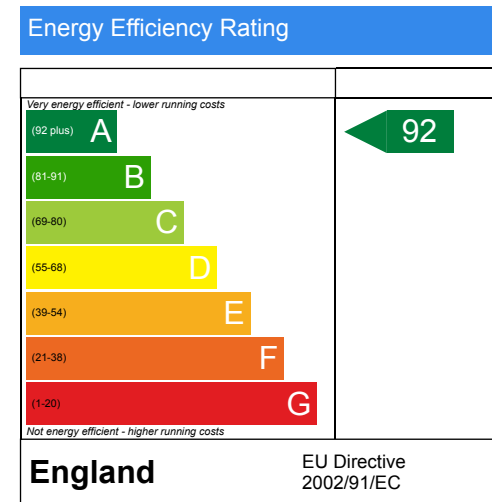
Vincent House & Norton House



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Predicted property EPC A-rating for:

Enfield House



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

# Arden View – an idyllic location

Located off the leafy Walsh Lane, Arden View is just a 5 minute drive from Meriden Village Centre and a short distance from stunning countryside and the charming villages of Warwickshire.

Meriden Village Centre offers a variety of services and amenities including a Pharmacy, Post Office, convenience stores as well as various pubs and restaurants.

**Just 5 minutes drive away is Millisons Wood – a twenty-eight acre registered nature reserve attracting many different species of wildlife and offering wonderful woodland walks in a beautiful countryside environment.**

A short 5 minute drive away is Meriden Church of England Primary School which received a Ofsted report of 'Good' in 2022.



Meriden Cross



Millisons Wood Nature Reserve



Local, family friendly pubs



## By road

Millisons Wood Nature Reserve - 3 mins

Meriden Village Centre - 5 mins

Meriden Church of England School  
(Ofsted - Good) - 5 mins

Mill House School (Ofsted - Good) - 8 mins

M42, Junction 6 - 8 mins

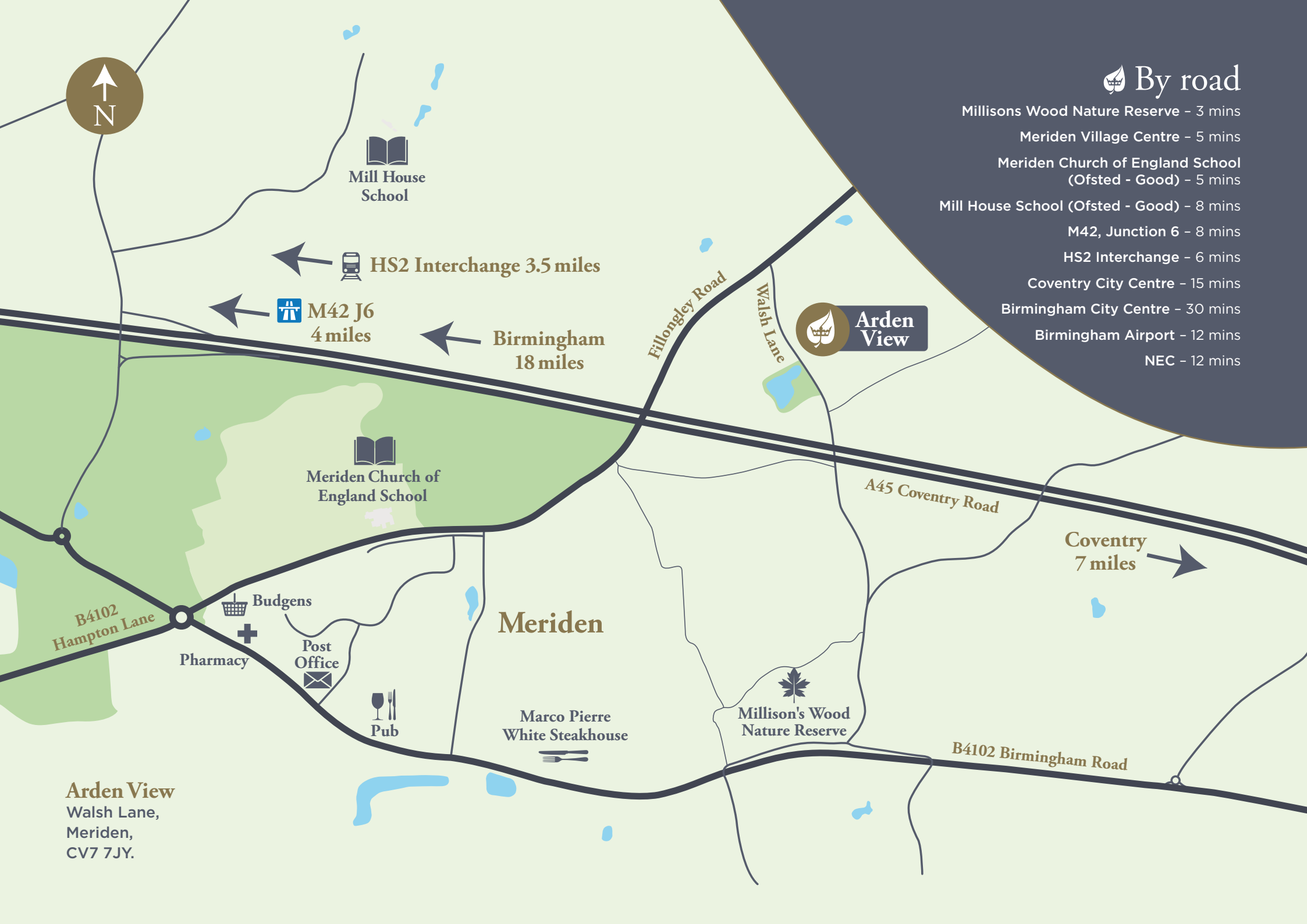
HS2 Interchange - 6 mins

Coventry City Centre - 15 mins

Birmingham City Centre - 30 mins

Birmingham Airport - 12 mins

NEC - 12 mins



**Arden View**  
Walsh Lane,  
Meriden,  
CV7 7JY.

# Our construction guarantee

With every property comes peace of mind courtesy of the 10 year ICW structural warranty that we provide with every purchase.

The new home warranty covers defects in design, materials and workmanship as standard. On completion of construction, you will receive a final new home warranty certificate, insuring your new home against latent and structural defects.

We realise that purchasing a home is the most important purchase you'll make and we want it to be perfect for you. We'll remain on hand to deal with any small matters that may occur until your new home is perfect for you.



**ICW**  
INTERNATIONAL CONSTRUCTION WARRANTIES

Providing  
you with a  
**10 year  
structural  
warranty**





# For further information

**Loveitts**  
LAND & NEW HOMES

Please contact:  
**Fay Braithwaite**

Email:  
[newhomes@loveitts.co.uk](mailto:newhomes@loveitts.co.uk)

Call: 024 7625 8421

  
**Arden  
View**  
Meriden

 **KINGSWOOD  
HOMES**

**Disclaimer:**

All information and images contained in this brochure are for guidance purposes only. All dimensions should be considered approximate and floor plans may change during the course of construction. Although every care has been taken to ensure that the information is correct, the contents of this brochure do not constitute a contract, part of a contract of warranty with Kingswood Homes.



Unit 1, Patrick Farm Barns,  
Meriden Road, Hampton in Arden,  
Solihull B92 0LT

**Email:** [info@kingswoodhomes.co.uk](mailto:info@kingswoodhomes.co.uk)

**Visit:** [www.kingswoodhomes.co.uk](http://www.kingswoodhomes.co.uk)