



ROSEDALE



MARSDEN KIWI
BESPOKE

Seamlessly combining the charm of the past with the luxury and convenience of the present



WELCOME TO ROSEDALE, HARBORNE

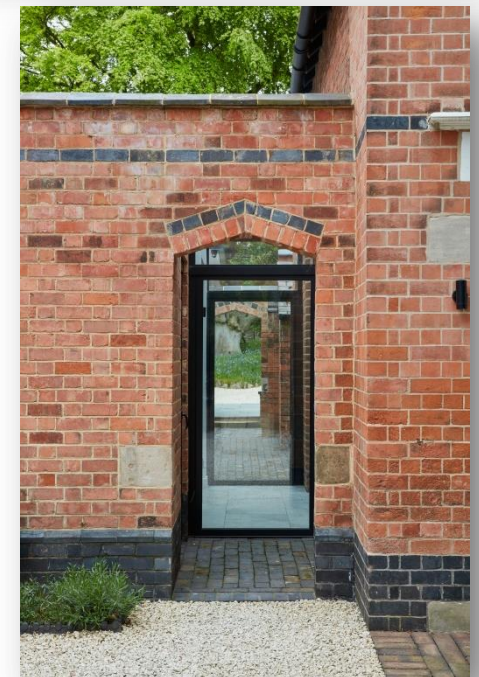
Shipways Estate Agents is proud to present 'Rosedale' a stunning BRAND NEW development of just three properties located within the heart of Harborne. All properties on offer blend the original features of a traditional Victorian property, whilst benefitting from the modern design and specifications of a beautifully designed new build home. All properties come with 'off road' parking which is an additional benefit that is a unique offering in and around Harborne.

RESIDENTIAL BUILDERS SPECIALISING IN DELIVERING BESPOKE, DESIGN-LED HOMES

Kiwi Homes specialises in creating one-of-a-kind, high-end homes that are as functional as they are beautiful. With a team of experienced architects, designers, and builders, Kiwi takes a collaborative approach to each project, working closely with clients to understand their unique needs and vision. Their goal is to design and build spaces that are not only visually stunning but also enhance the daily lives of those who use them. They pride themselves on attention to detail and use only the highest quality materials and finishes. Whether you're looking to build a new home or renovate an existing space, they're here to help you create something truly special.

Locally based Kiwi have become established as the leading design and build company in the area, successfully renovating many properties for private clients in the highest end of the market.

Rosedale offers a unique opportunity to purchase a bespoke new build with an abundance of period features. Kiwi have successfully transferred all of their skills and experience from the high end residential market, fully understanding the requirements of potential home owners.





ROSEDALE – THE PERFECT PLACE TO CALL HOME

Situated on the sought-after Lonsdale Road, these beautiful properties have been thoughtfully designed to incorporate all of the period features one would expect of a property of this calibre while facilitating all the comforts a modern family would require, sympathetic to the period of the property.

Rosedale is within easy access to Harborne enabling a convenient walk to the attractive boutiques and amenities that Harborne High Street is proud to boast of, including a Marks & Spencers Food Hall and Waitrose, along with a plethora of independent restaurants and eateries including two featured in the Michelin Guide, notably Tropea which sits directly behind the development. Queen Elizabeth Hospital, Birmingham University and Medical Quarter are within easy reach

A wide range of schools for children of all ages is available in both private and state sectors in the vicinity. They include Hallfield Preparatory School, West House School, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward's Foundation Schools. The properties are within close proximity of Harborne Primary and Junior School.

There is a well-established sporting presence, with thriving local cricket, rugby, hockey, tennis and golf clubs. Harborne Pool and Fitness Centre is only 0.5 miles away, and there's Grove Park and Queens Park too with Lightwoods Park just a little further, all perfect for walks and relaxation. There is easy access to the Midlands motorway network at Junction 3 of the M5 or Junction 6 of the M6.



GROUND FLOOR

- Plot 1
GIA 1872 sq ft
- Plot 2
GIA 1560 sq ft
- Plot 3
GIA 1560 sq ft



cream&black

NB – Floor plans are for illustrative purposes only

FIRST FLOOR

- Plot 1
GIA 1872 sq ft
- Plot 2
GIA 1560 sq ft
- Plot 3
GIA 1560 sq ft



NB – Floor plans are for illustrative purposes only

SECOND FLOOR

Plot 1

GIA 1872 sq ft

Plot 2

GIA 1560 sq ft

Plot 3

GIA 1560 sq ft



cream&black

THE DEVELOPMENT AT DUSK



Computer generated image for illustrative purposes only

ROSEDALE – SPECIFICATION

Thoughtfully curated living areas & elegantly appointed interiors

EXTERNAL

- Sash windows
- Lead bay canopy's
- Victorian brick detailing
- Timber front entrance doors
- Traditional slate roof with dormer windows
- Herringbone footpaths & driveways
- Crittall style windows
- Landscaped rear gardens
- Cast iron guttering & downpipes

INTERNAL

- Style and space plan by Cream & Black
- Herringbone hallway
- Victorian cornice detailing
- Central rose details
- Period styles w/c
- Period staircase
- Feature faceplates
- Bespoke kitchens & Utility by Kensington Kitchens
- Air source heat pumps
- UFH to ground floor areas
- Multiple bathrooms
- Heatmeiser Smart control heating system

BATHROOMS

- Bespoke bathrooms comprising Cross water Mpro, Hansgrohe, & Duravit sanitaryware.

PERSONALISATION OPTIONS FOR COST TBC



- Carpeting, if required
- Fitted window shutters
- Built-in joinery

ENERGY EFFICIENCY

- The development has a 'B' energy rating



Bathroom specification in plot 1



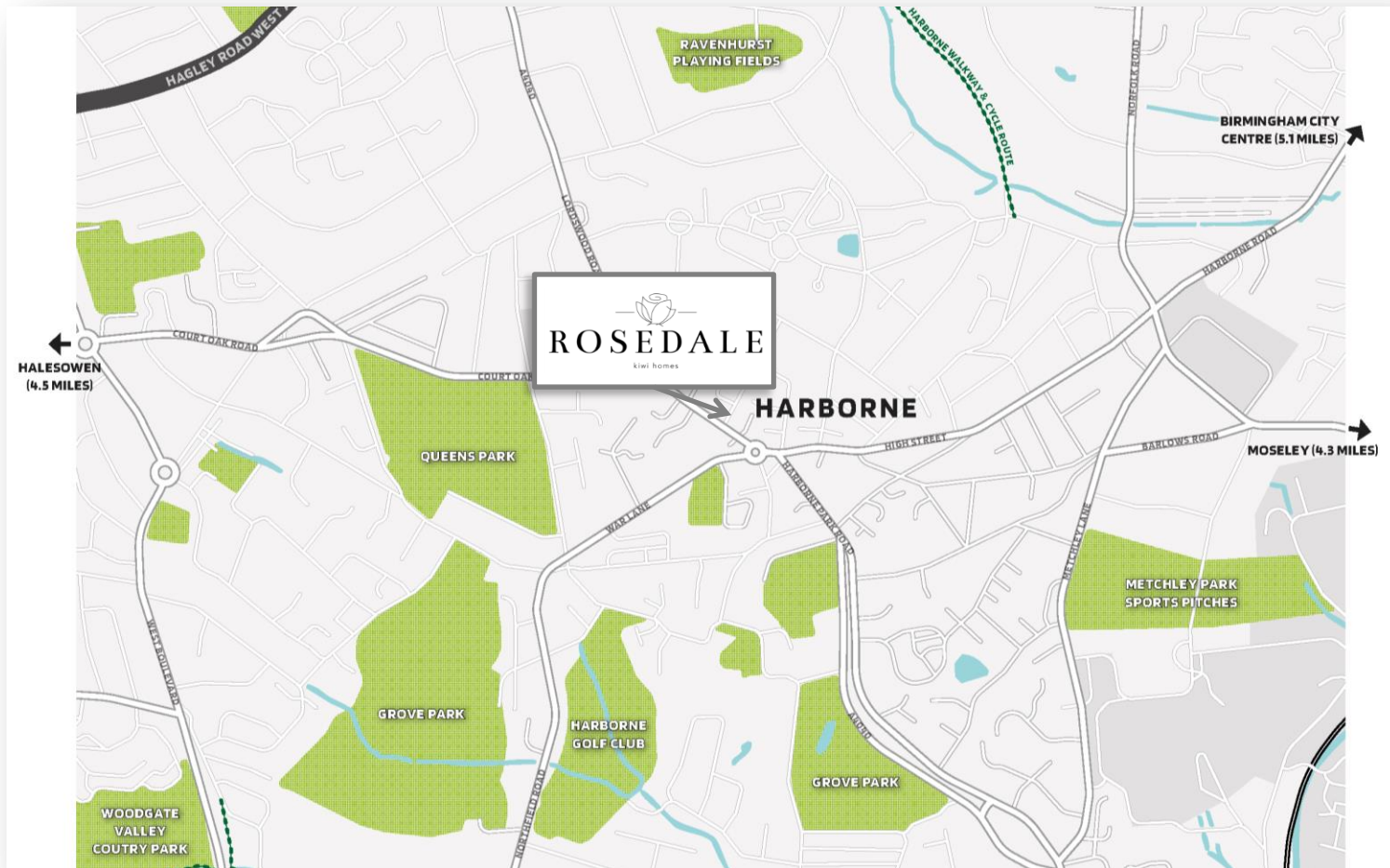
Bathroom specification in plots 2 & 3



Bathroom specification in plot 1



Kitchen & utility specification



For further information, please contact



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