



LEVISON ROSE

HOMES

DESIGN • PLANNING • BUILD • INTERIORS

BLACKHAM GARDENS

BOLDMERE

## Introduction

Blackham Gardens is a contemporary development consisting of 10 energy efficient homes, positioned on a private drive.

## Our Homes

- 4 two bed semi detached
- 4 three bed semi detached
- 2 Bungalows (now reserved)

## Location

Within the Royal Town of Sutton Coldfield nestled in a quiet cul de sac approached from Boldmere Road, Blackham Gardens is located in close proximity of Chester Road train station which has regular trains to Birmingham City Centre and Lichfield.

## Timelines

- Reservations are now being taken.
- Showhome is due end of September 2024.
- Site completion is forecast for January 2025.



Blackham Gardens



## Heading into Blackham Gardens ...

Plot 1

Plot 2

Plot 3

Plot 4

Plot 10

Plot 9



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Further into the development ...

Plot 5

Plot 6

Plot 7

Plot 8

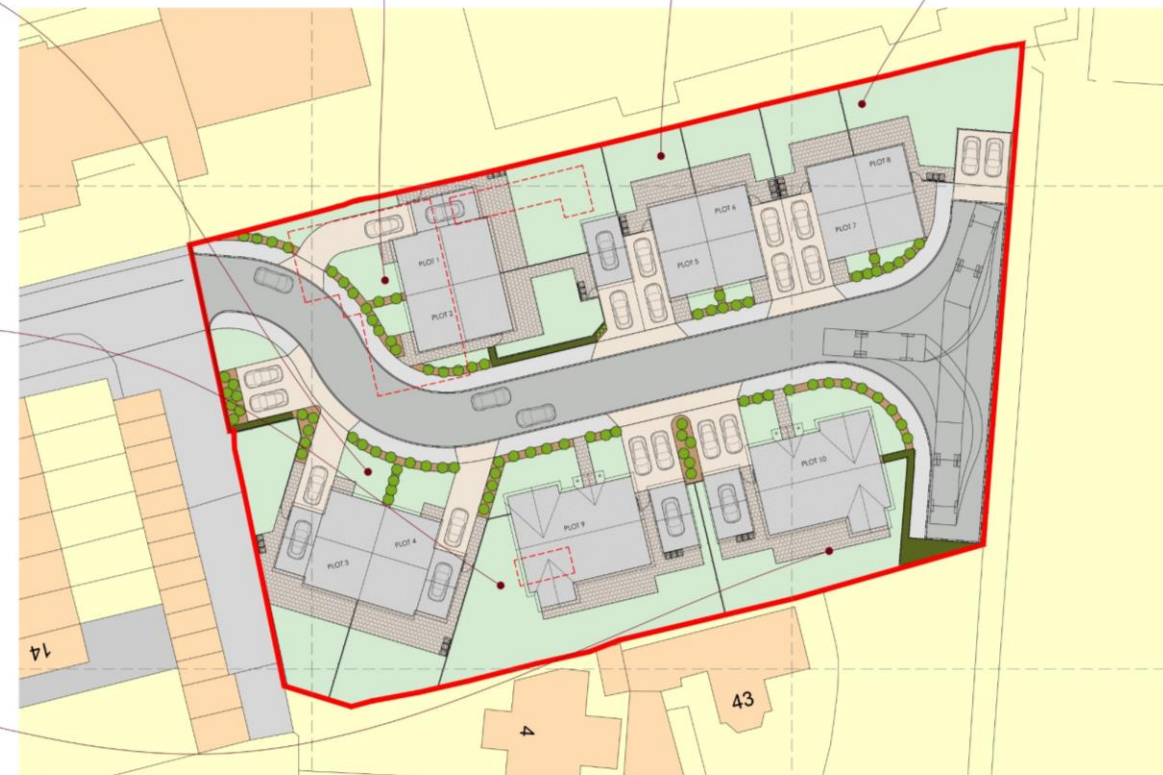
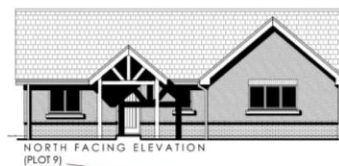


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# Blackham Gardens



PROPOSED SITE PLAN (1:250@A1)

# 2 bedroom semi detached

Plots 5, 6, 7 & 8

2 bedroom homes include  
2 car parking spaces and  
an electric car charging  
point as standard.

Ground floor



First Floor



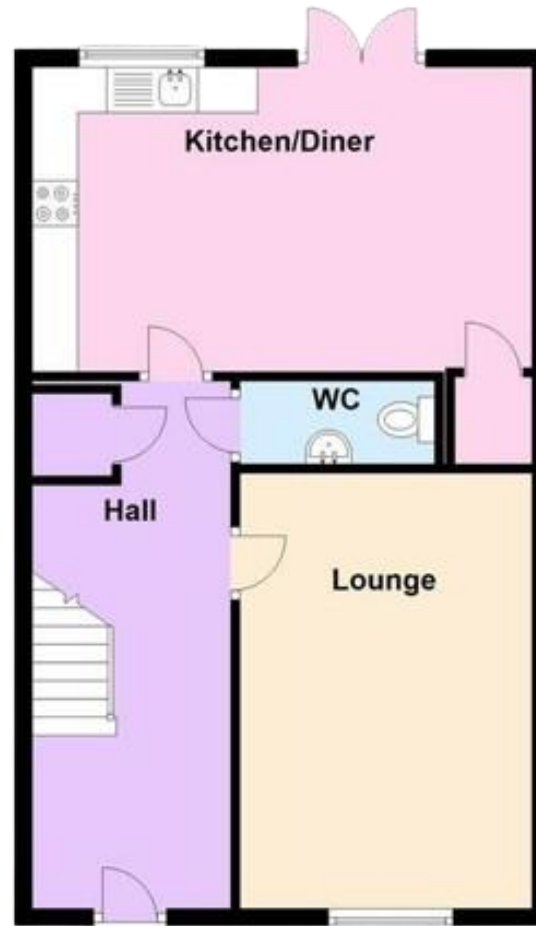
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# 3 bedroom semi detached

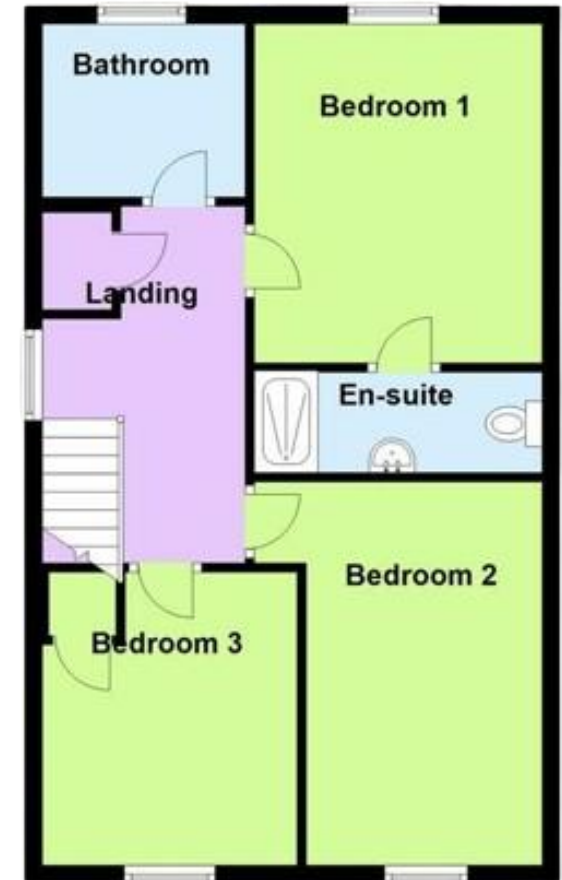
Plots 1, 2, 3 & 4

3 bedroom homes include  
ensuite shower rooms,  
garages and electric car  
chargers fitted as standard.

Ground floor



First Floor



# BLACKHAM GARDENS

## Eating & Dining

At Levison Rose, we take pride in the careful selection of kitchens to suit our bespoke homes & offer a premium finish. All of our homes in Blackham Gardens offer an open plan kitchen/diner.

Our kitchens typically encompass integrated appliances namely: fridge freezer, dishwasher, oven, hob, hood and integrated washer/dryer.

We choose to offer modern compressed laminate as standard, with the ability to upgrade to quartz and other solid surfaces. Splashbacks to worktops and to the rear of the hob is included as standard - additional wall tiling can be provided as an extra.



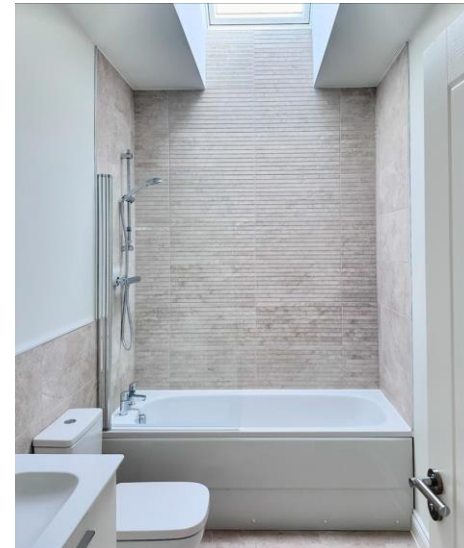
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# Bathing

As we endeavor to build quality homes, we choose to offer a premium specification featuring:

- Hard flooring to wet areas as standard to compliment tiling.
- Designer vanity storage units.
- White pedestal chrome sinks to main bathroom (3 bedroom).
- Chrome taps and shower fittings.
- Chrome towel radiators to main bathroom and ensuites where applicable.
- Thermostatic bar valve showers (Rainwater shower head available as an upgrade).
- LED lighting / storage feature mirrors are available as an upgrade.



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## Décor & Features

Modern internal doors, painted in Satin Knotted Twine.

Glazed door to kitchen to provide additional natural light.

Contemporary skirting board with matching architrave painted in the same colour as internal doors.

Brushed satin door handles.

Brushed satin electrical sockets/switches included as standard to ground floor.

Wall and ceilings painted in 'Timeless' off-white emulsion.

**Porcelanosa** tiling to bathrooms in shower enclosure & splash backs above basin with tiled windowsill (Half and Full Height Tiling upgrade available).

Curtain & Blind Packages are available upon request.



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## Storage

Fitted sliding wardrobe to Master Bedroom with a single rail and shelf (Additional wardrobes and storage available for upgrade).

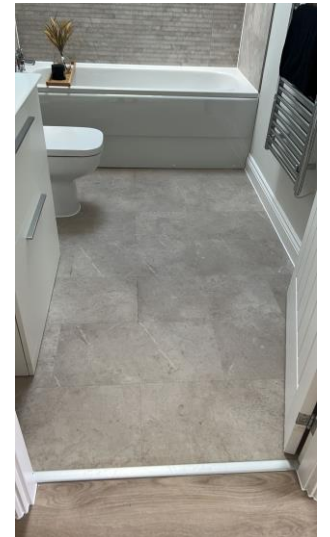
Storage cupboards in our Homes, as we know storage is important to our purchasers.

## Flooring

Hard flooring fitted to upstairs bathroom and ensuite only where applicable to match tiling.

Carpets, Coir entrance mats and other areas for karndean are an optional customer upgrade.

Further flooring options are available as an upgrade.



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## Outdoors

Our homes feature thoughtfully designed outdoor spaces, including:

- Rear gardens feature porcelain paving to patio areas (brick edge boarder & patio extension upgrade available).
- Outside tap as standard for convenient water access.
- Block-paved driveway.
- Lawned gardens and planting to the front.
- Garden fencing for privacy and security.



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