



# MERIDEN GARDENS

KINGSHURST



**LORDSWOOD**  
CONSTRUCTION LTD

Award Winning Housebuilders  
dedicated to quality



# MERIDEN GARDENS

WHEELLEY MOOR ROAD  
KINGSHURST B37 6LB



## SMART NEW HOMES IN A CONVENIENT LOCATION

Meriden Gardens is a small development of just ten, brand new, three and four bedroom homes located in the village of Kingshurst, in the borough of Solihull.

Kingshurst is located just seven miles to the east of Birmingham City Centre and is currently undergoing a major refurbishment which will include a modern retail space centred around a brand-new community health and wellness hub.

With a range of local schools all within walking distance, Meriden Gardens is ideal for young families. Across the way from the development is Kingshurst Pavilions Sports Club, whilst around the corner, the River Cole and surrounding parkland has a footpath leading to a local nature reserve, wood and country park.

For everyday shopping the new local Co-op in Marston Drive is less than half a mile away whilst Birmingham Airport, the N.E.C. and the motorway network are all within easy reach, making Meriden Gardens perfectly placed for travelling further afield.



# DEVELOPMENT LAYOUT

Meriden Gardens, Wheeley Moor Road  
Kingshurst, B37 6LB



- The Willowgate  
4 bedroom home
- The Cheshire  
3 bedroom home
- The Cotswold  
3 bedroom home
- The Windsor  
3 bedroom home

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



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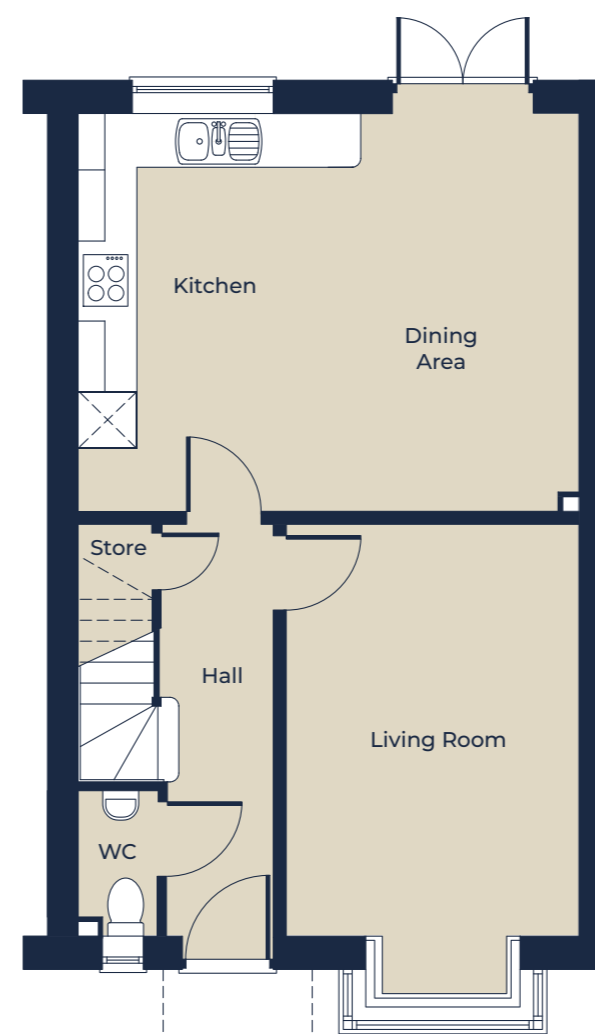
# THE WILLOWGATE

4 bedroom home

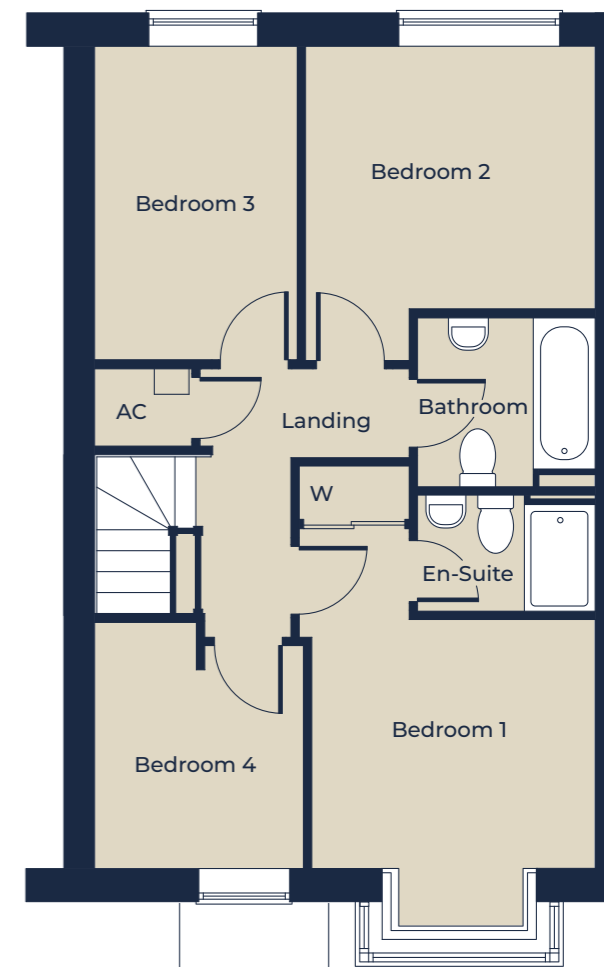
Plot 7 & 8

Experience luxury as you enter this stunning residence. The appeal begins with a welcoming front-facing living room, featuring a walk-in bay window that fills the space with natural light.

The ground floor also includes an open-plan kitchen and dining area with French doors leading to a delightful rear garden. The kitchen is well-equipped with modern amenities and elegant finishes. Head upstairs to discover the lavish main bedroom, which includes a walk-in bay, built-in wardrobes, and a luxurious en-suite shower room. Three additional bedrooms and a family bathroom complete the upstairs layout, offering versatile comfort for every member of the household.



GROUND FLOOR



FIRST FLOOR

### Dimensions

Kitchen/Dining	5.63m x 4.20m	18'5" x 13'9"
Living Room	3.25m x 5.30m	10'7" x 17'4"
Bedroom 1	3.38m x 3.18m	11'1" x 10'5"
En-suite	2.00m x 1.29m	6'6" x 4'2"
Bedroom 2	3.23m x 2.95m	10'7" x 9'8"
Bedroom 3	2.27m x 3.53m	7'5" x 11'6"
Bedroom 4	2.33m x 2.77m	7'7" x 9'1"
Bathroom	2.00m x 1.86m	6'6" x 6'1"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



# THE CHESHIRE

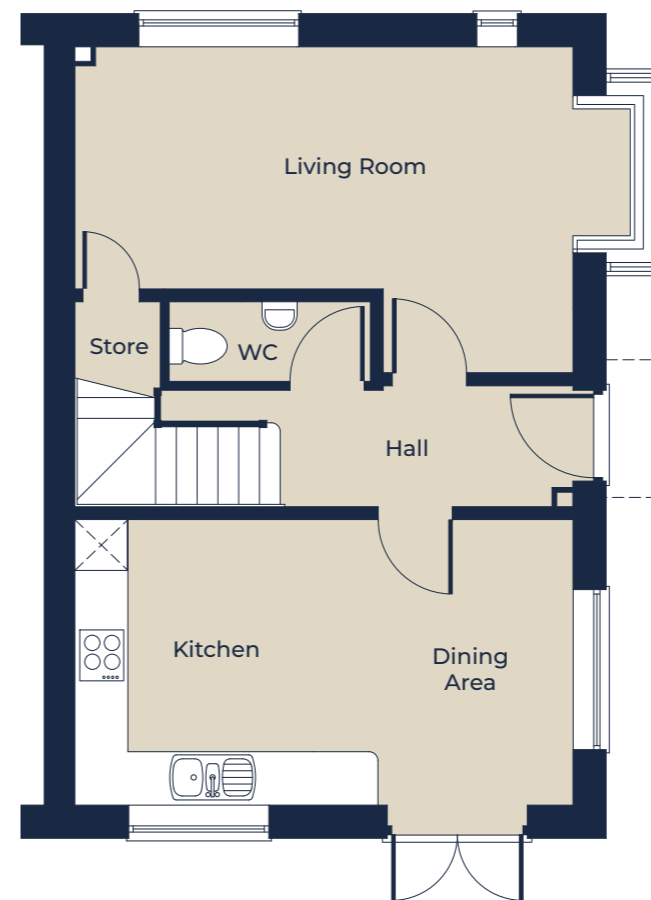
## 3 bedroom home

Plots 6 & 10

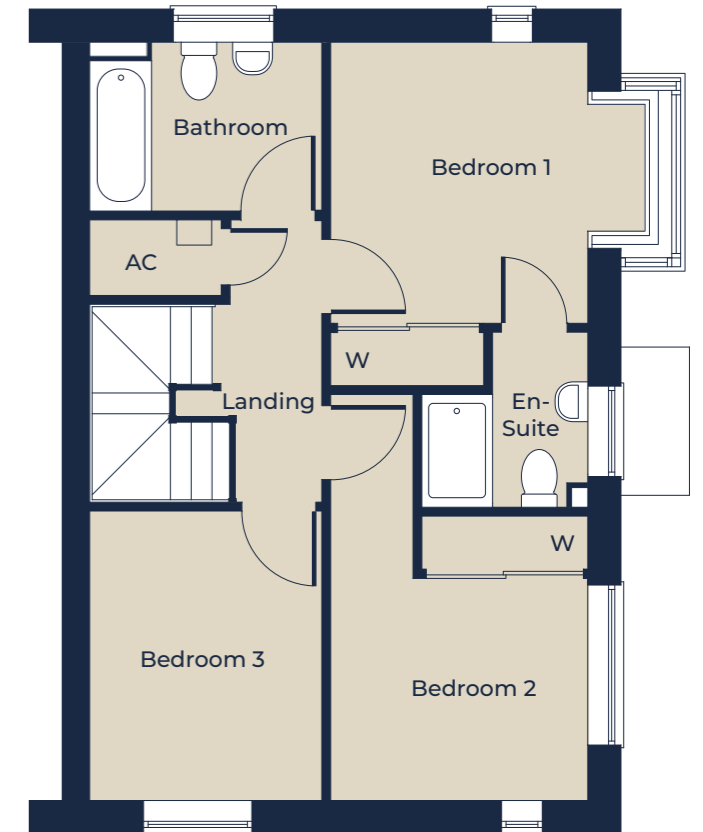
Enter a luminous living room adorned with side windows and a walk-in bay, creating a radiant and inviting atmosphere. The kitchen and dining area seamlessly connect to the garden through French doors, with the kitchen itself complemented by a fully fitted design. Ascend to the upper floor, where bedroom one awaits with built-in wardrobes and the added luxury of an en-suite shower room. Explore two additional double bedrooms, each thoughtfully designed to promote relaxation. The fully fitted family bathroom exemplifies meticulous attention to detail, enhancing both comfort and style.



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KINGSHURST



GROUND FLOOR



FIRST FLOOR

### Dimensions

Kitchen/Dining	6.30m x 3.68m	20'8" x 12'0"
Living Room	3.22m x 5.63m	10'6" x 18'5"
Bedroom 1	3.16m x 4.16m	10'4" x 13'7"
En-suite	1.75m x 2.05m	5'8" x 6'8"
Bedroom 2	3.63m x 3.16m	11'11" x 10'4"
Bedroom 3	2.36m x 3.84m	7'9" x 12'7"
Bathroom	1.86m x 2.38m	6'1" x 7'9"

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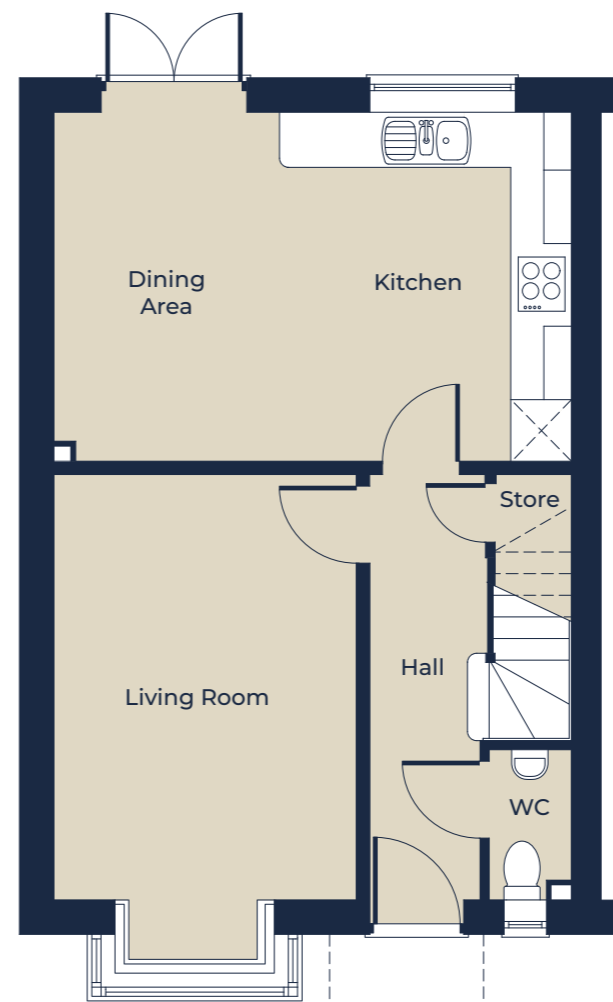


# THE COTSWOLD

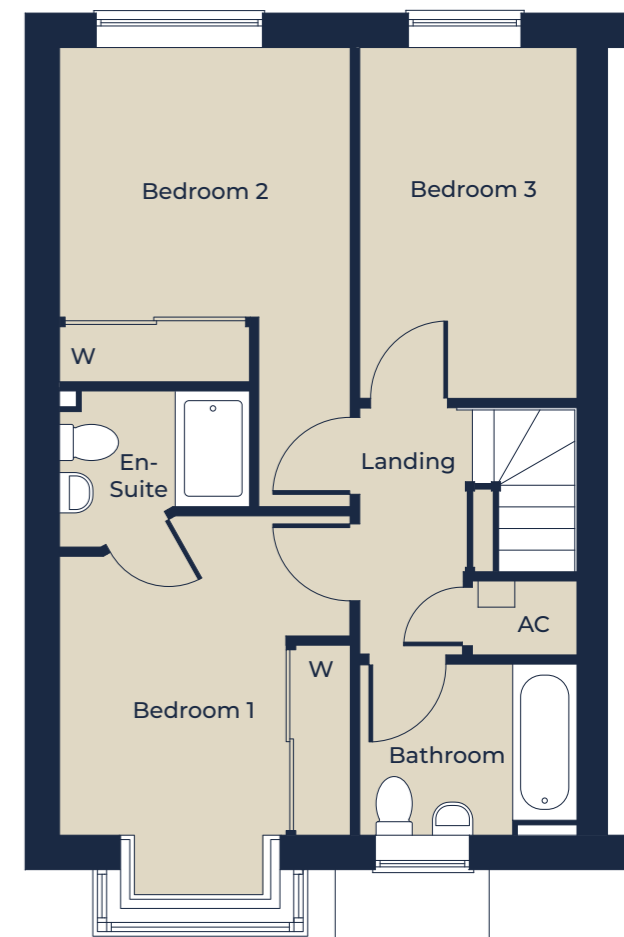
## 3 bedroom home

Plots 3 & 4

A residence crafted for comfortable living. As you enter through the front door, you'll be welcomed by an inviting living room that features a walk-in bay, seamlessly connecting to an open-plan kitchen/dining room with doors leading to the picturesque rear garden. The hallway reveals a fitted cloakroom and a convenient under-stairs store. Venture upstairs to discover the main bedroom, offering the luxury of an en-suite shower room and built-in wardrobes. The two additional double bedrooms share a well-appointed family bathroom. Experience a harmonious blend of design and practicality in your new home, where every detail is thoughtfully considered to create a space that seamlessly combines comfort and style.



GROUND FLOOR



FIRST FLOOR

### Dimensions

Kitchen/Dining	5.63m x 3.79m	18'5" x 12'5"
Living Room	3.25m x 5.30m	10'7" x 17'4"
Bedroom 1	3.17m x 4.09m	10'4" x 13'5"
En-suite	2.06m x 1.70m	6'9" x 5'6"
Bedroom 2	3.61m x 3.16m	11'10" x 10'4"
Bedroom 3	2.36m x 3.82m	7'8" x 12'6"
Bathroom	2.36m x 1.86m	7'9" x 6'1"

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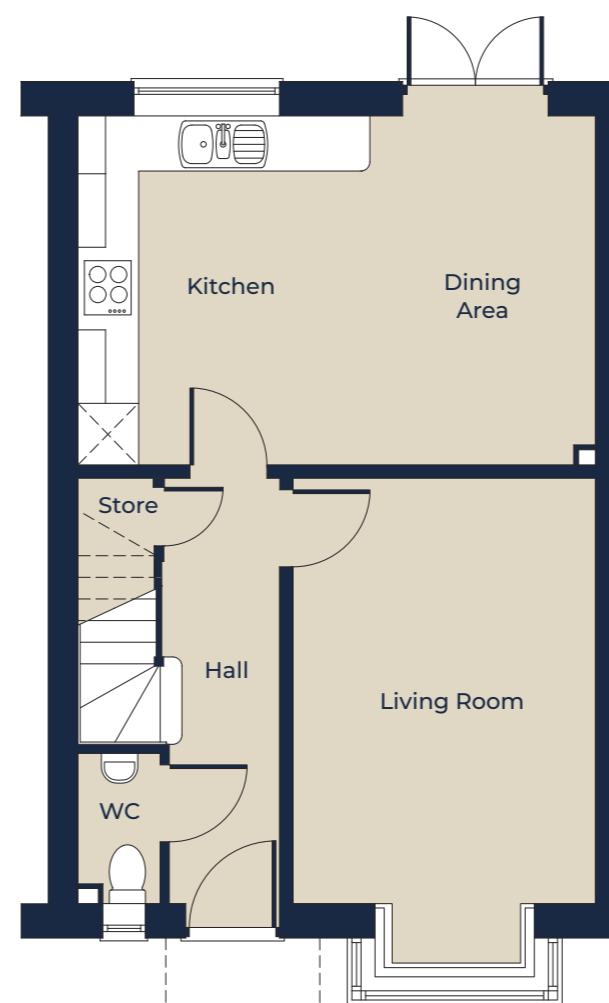


# THE WINDSOR

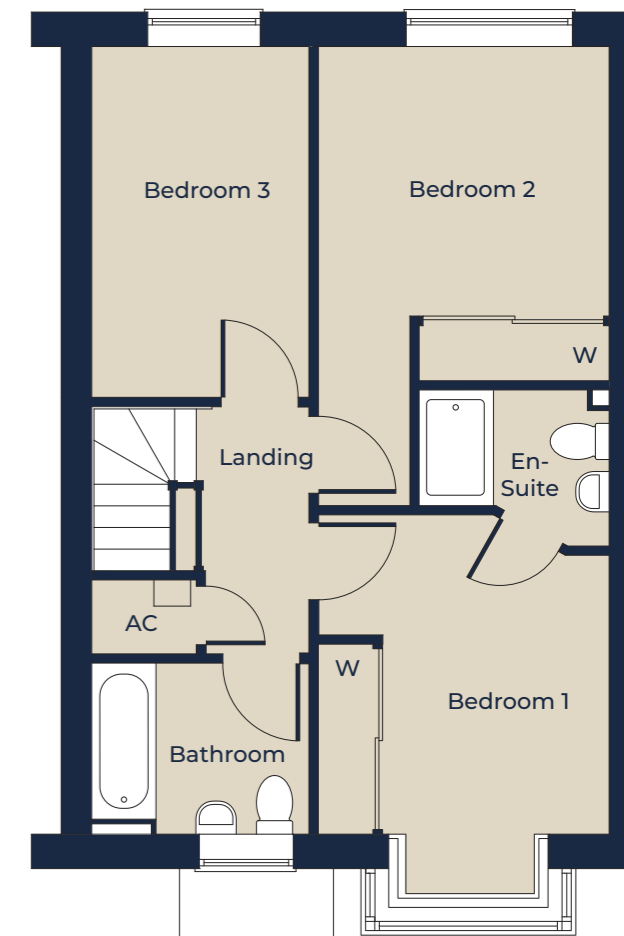
3 bedroom home

Plots 1, 2, 5 & 9

Delight in the charm of a front-facing living room with a walk-in bay, a dining/kitchen area featuring garden-access doors, and a convenient cloakroom. Bedrooms one and two both feature built-in wardrobes, with the added luxury of an en-suite in bedroom one. The residence is rounded out with a fully fitted family bathroom, ensuring a seamless blend of comfort and style. Choose The Windsor for a residence that effortlessly combines elegance and functionality in the heart of Meriden Gardens.



GROUND FLOOR



FIRST FLOOR

### Dimensions

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## DEDICATED TO QUALITY...

Founded in 2007, Lordswood is a company devoted to excellence. With a remarkable 35 years of specialised experience in residential development, our team embodies unparalleled professionalism. We maintain exceptionally high craftsmanship standards and an unwavering commitment to quality, establishing ourselves as a trusted name in the industry.

At Lordswood, our mission is to instil the pride of ownership that comes with the perfect home. Our most prized asset is the outstanding reputation we've built, rooted in our unwavering commitment to excellence.

We are extremely proud to have received the LABC award for Best Small New Housing Development in 2023, a testament to our dedication and commitment, prominently showcased in our prestigious Sycamore Gardens development in Solihull.

Every home meticulously crafted by Lordswood comes with the assurance of a comprehensive 10-year new home warranty, reflecting our enduring commitment to creating homes that not only meet but exceed expectations. Experience the pinnacle of quality with Lordswood Construction Limited.

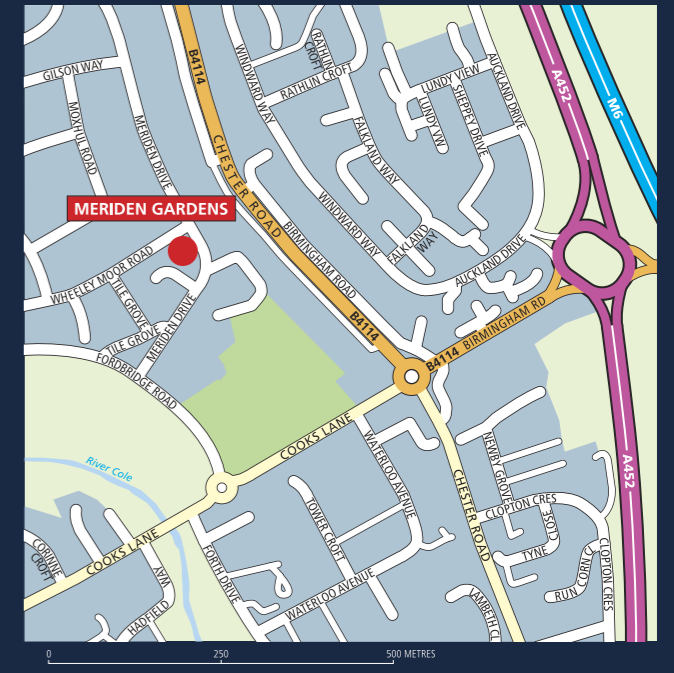
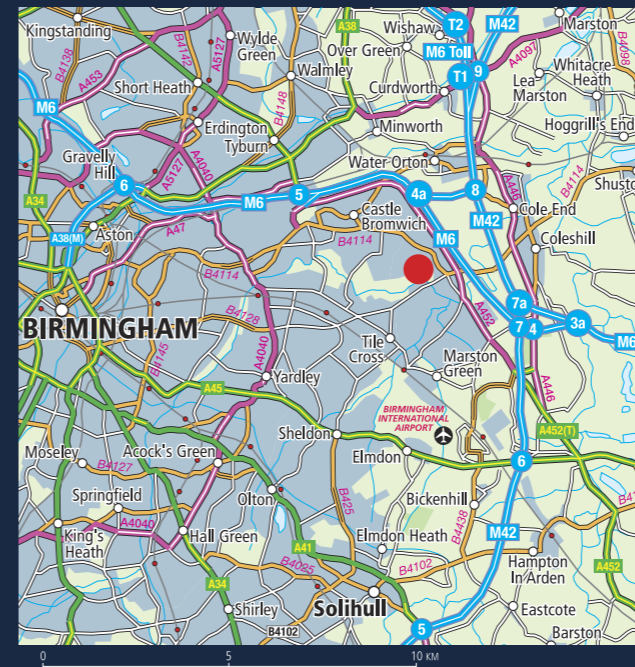


# PERFECTLY PLACED FOR DAILY LIFE AND THE DAILY COMMUTE

Lea Hall and Marston Green railway stations are both just over two miles from Meriden Gardens, with regular direct trains to Birmingham New Street station.

If you're travelling by car, the drive into the centre of Birmingham should take around twenty minutes. Junctions 4 and 5 of the M6 motorway are both less than three miles away, giving direct access to the M6 Toll, M42 and the M1.

For travel further afield, Birmingham International Airport is only four miles away.



### DISTANCE BY CAR IN MILES



### TIME BY TRAIN IN MINUTES



Times are approximate and sourced from National Rail and Google Maps.





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