



NORTON
COURT



smarthomes
NEW HOMES

NEW DEVELOPMENT OF
14 BRAND NEW HOMES

PRICES FROM £260,000

NORTON COURT

New development of 14 brand new homes located on the canal side of Kings Norton. Each property comes with its own parking and private gardens. In a small development set off the main road these new homes will offer modern living in a private setting.

With traditional two storey starter homes and then the three bedroom town houses are laid out over three floors, designed to offer the flexibility to utilise the rooms to suit your dynamic and will meet the demands of the most particular of buyers.

Finished to an exceptionally high specification with views to the waterway at the rear, the rear private garden is perfect for outdoor relaxation or entertaining. Each property has two allocated parking spaces.



SITE PLAN





SPECIFICATION

KITCHEN

- Stylish range of Kitchen units with a choice of doors and colours
- A choice of laminated work tops with upstands
- Stainless steel 1½ bowl sink & drainer with chrome plated instant boiling water mixer tap
- Stainless steel splashback
- Electric Fan assisted double oven
- Integrated dishwasher
- Integrated fridge/freezer
- Space for washer/dryer

CLOAKS, BATHROOM & ENSUITE

- White fitted sanitaryware
- Range of Porcelanosa ceramic tiling to walls -full height around bath & shower areas, half height behind vanity basin and WC. Splashback to cloaks wash hand basin
- Handsgrohe chrome monobloc mixer taps with pop-up waste to basins and bath
- Grohe shower over baths; bath shower screen with tower rail
- Shower enclosures (plot 3-14)
- Grohe Thermostatic rainfall shower with variable spray in shower enclosure (3- 14)

INTERNAL FINISHES

- Contemporary veneered 4 panel solid core doors with polished chrome door furniture /glazed door to first floor living room (p 3-14 ONLY)
- Modern skirting boards and architraves; brilliant white gloss painted finish Ensuite; barley chalk matt emulsion to walls elsewhere
- Brilliant white gloss painted softwood staircase and balustrade with light oak featured handrail
- Range of vinyl plank flooring to hall, kitchen and cloaks & ceramic floor tiles to bathroom & ensuite
- Fitted wardrobes to bed 1

ELECTRICAL INSULATION

- White switched sockets and switches with USB ports
- White LED downlighters to kitchen/cloaks/bathrooms and (ensuite for plot 3-14)
- Under wall cupboard lighting to kitchen
- Vent-Axia Lo-carbon extract ventilation to cloaks, bathroom, ensuite & kitchen

MEDIA & TELECOMMUNICATIONS

- Media plate to living room & bedroom 1
- Openreach optical Network Terminal (ONT) for fibre 1 broadband with BT Smart Hub router

SECURITY

- PAS 24 security rated five point locking system external doors compliant with secured by Design
- Anthracite grey Upvc casement windows PAS 24 compliant with secured by Design
- Door bell
- Exterior LED dusk to dawn wall lights to front entrance

EXTERNAL DETAILS

- 7 Kw Wv charging point to allocated parking
- Landscaped front garden, patio and turf to rear
- Contemporary grey paving
- Block paving to drives
- 190 litre min water butt

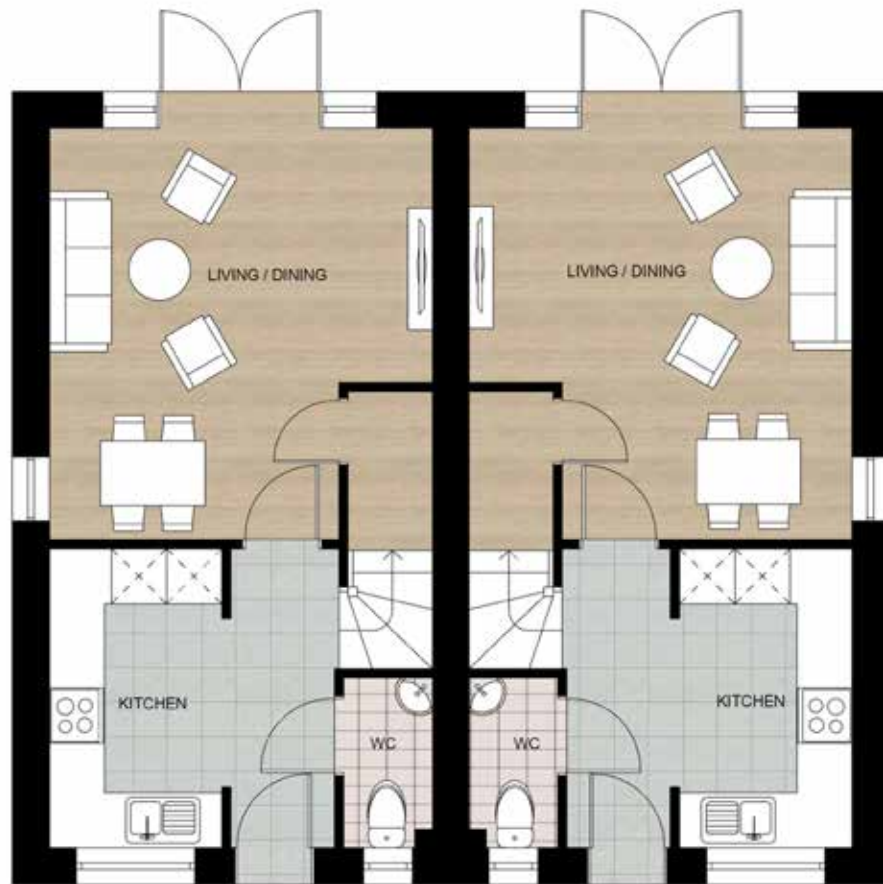
HEATING & PLUMING

- Air source Heat Pump & cylinder providing hot water and heating throughout
- Thermostatic radiators throughout
- Chrome towel rail to bathroom and ensuite
- Wi-Fi-enabled heating and hot water controls
- Sure stop water main stopcock switch

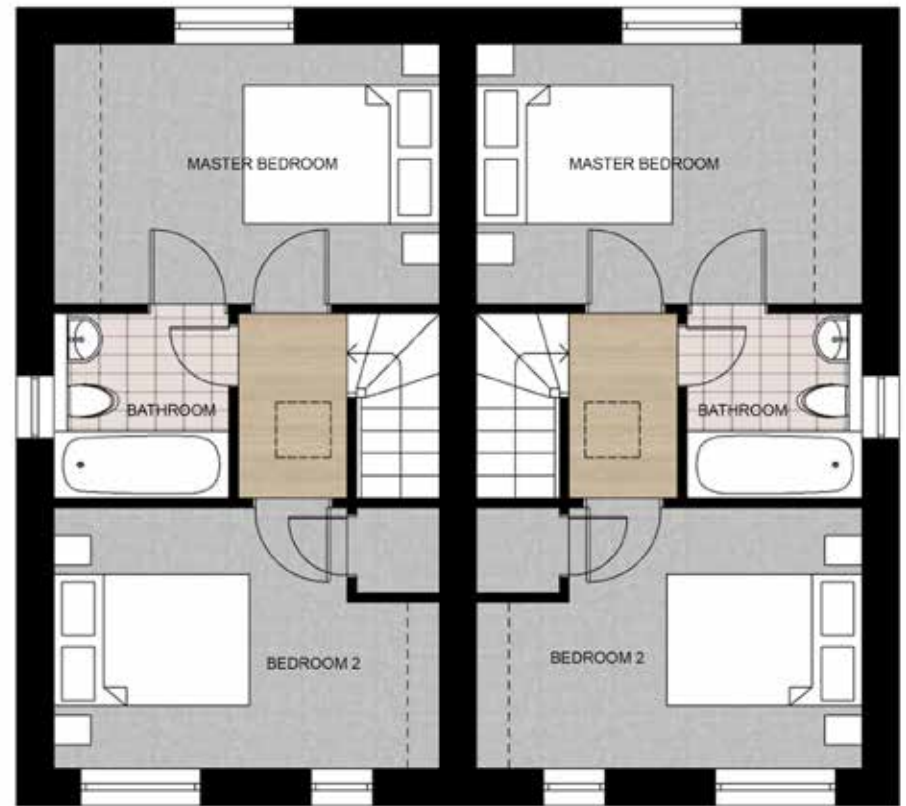
ADDITIONAL DETAILS

- 10 Year insurance – backed build warranty
- High level of insulation throughout of an energy efficient home

FLOOR PLANS | PLOTS 1 & 2

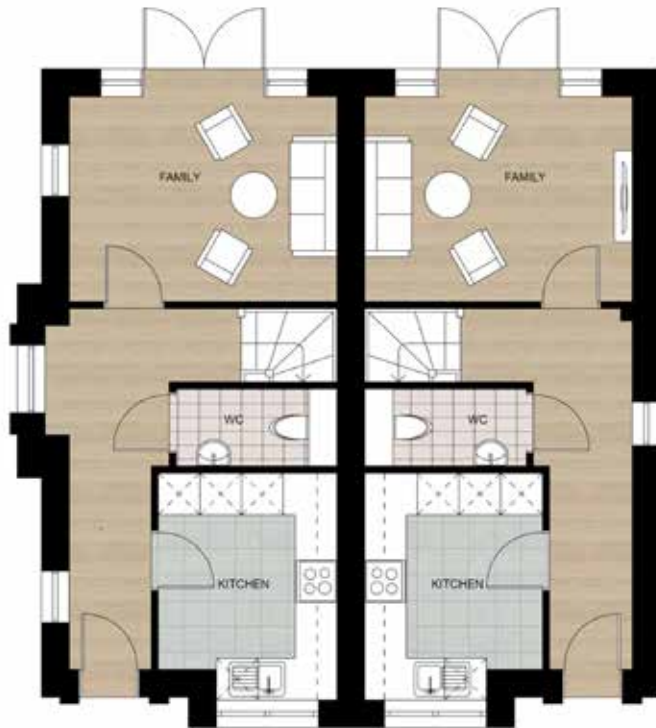


GROUND FLOOR PLAN

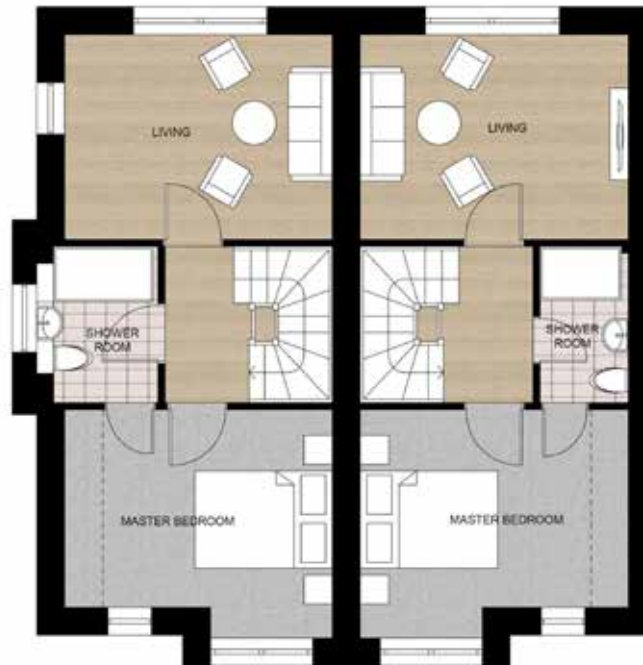


FIRST FLOOR PLAN

FLOOR PLANS | PLOTS 3, 4, 9 & 10



GROUND FLOOR PLAN

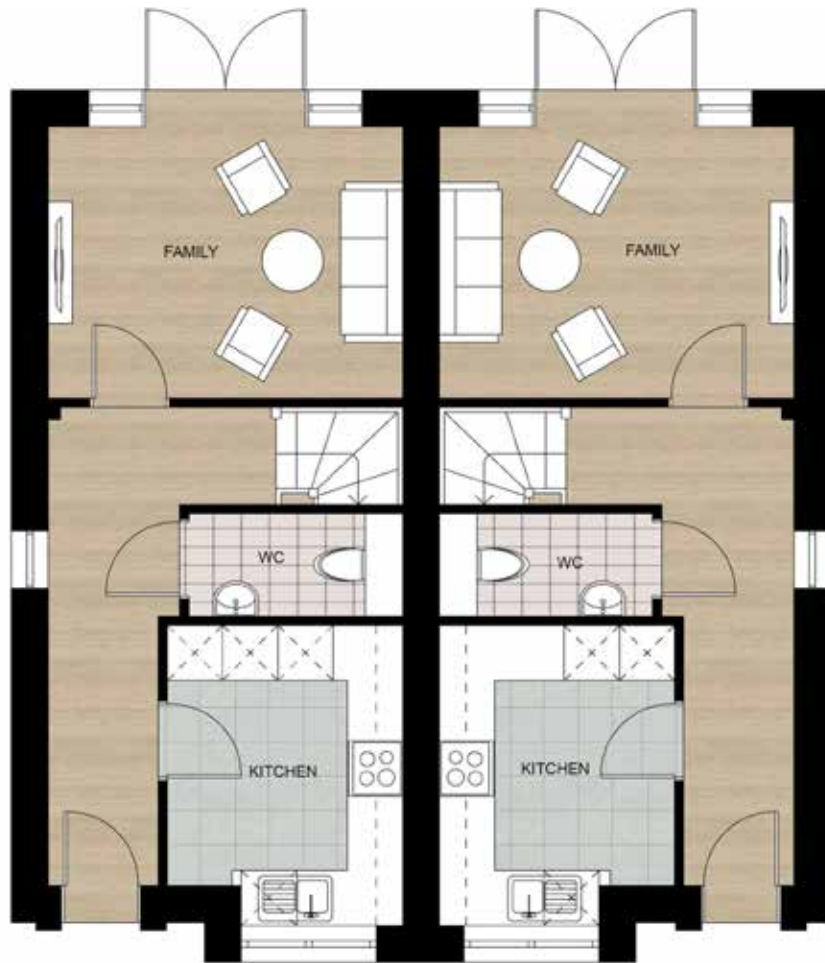


FIRST FLOOR PLAN

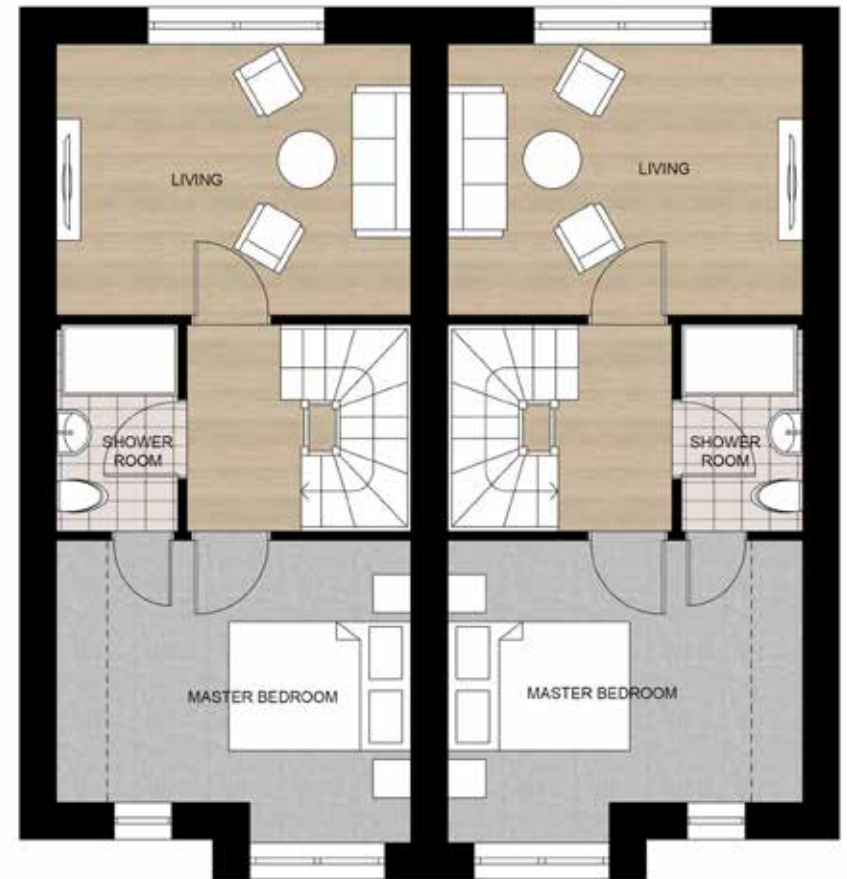


SECOND FLOOR PLAN

FLOOR PLANS | PLOTS 5, 6, 11 & 12

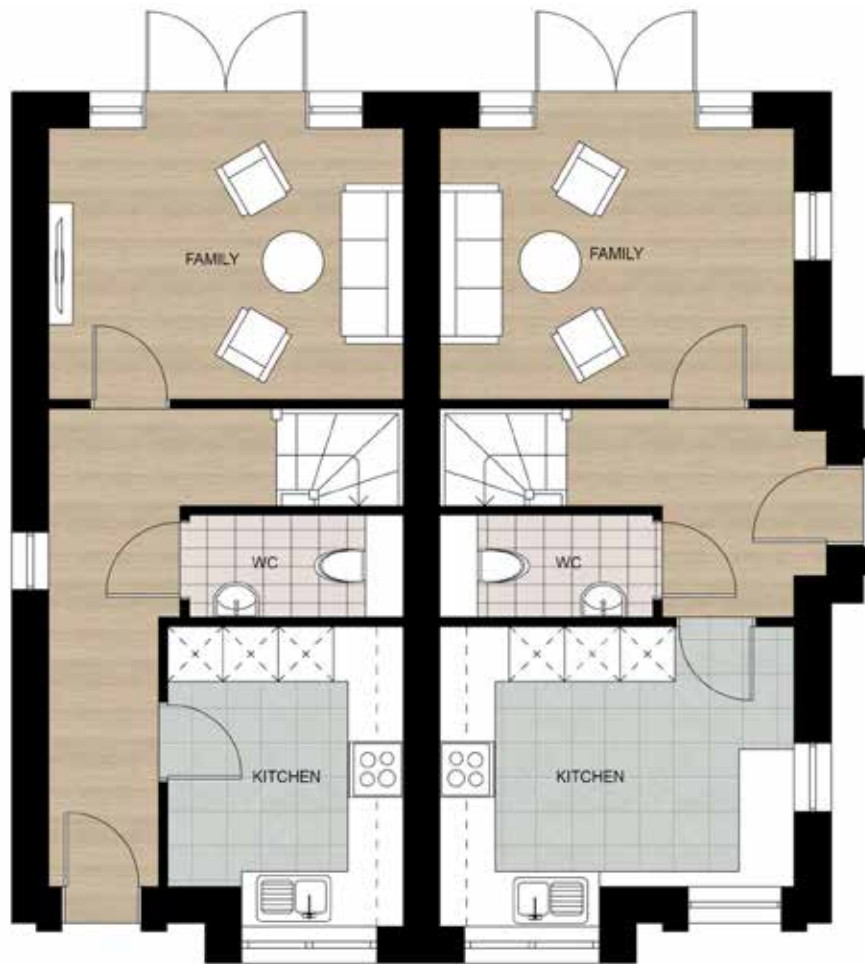


GROUND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLANS | PLOTS 7, 8, 13 & 14



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION

Kings Norton is a thriving suburban area that perfectly balances history with modern living. Located to the south of Birmingham, this vibrant community offers excellent transport links, with easy access to Birmingham City Centre, major motorways, and nearby business hubs. Kings Norton benefits from a well-connected railway station, providing fast services to both Birmingham and surrounding areas.

Within walking distance of the development is the heart of Kings Norton with its historic Green, a charming village-style setting with a variety of independent shops, cafes, and local businesses. The area is also known for its green spaces, with parks and nature reserves offering scenic spots for recreation and relaxation.

GENERAL INFORMATION

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



CONTACT DETAILS

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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.



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