

NORTON  
COURT



smart homes  
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
- Hansgrohe 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

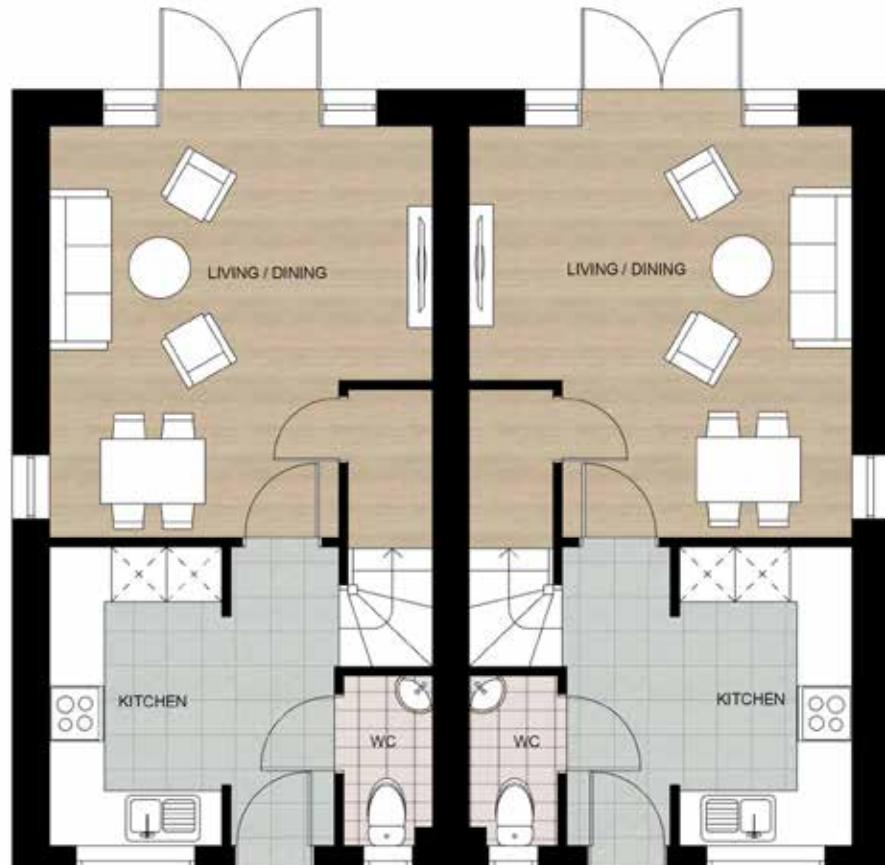
## HEATING & PLUMING

- 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

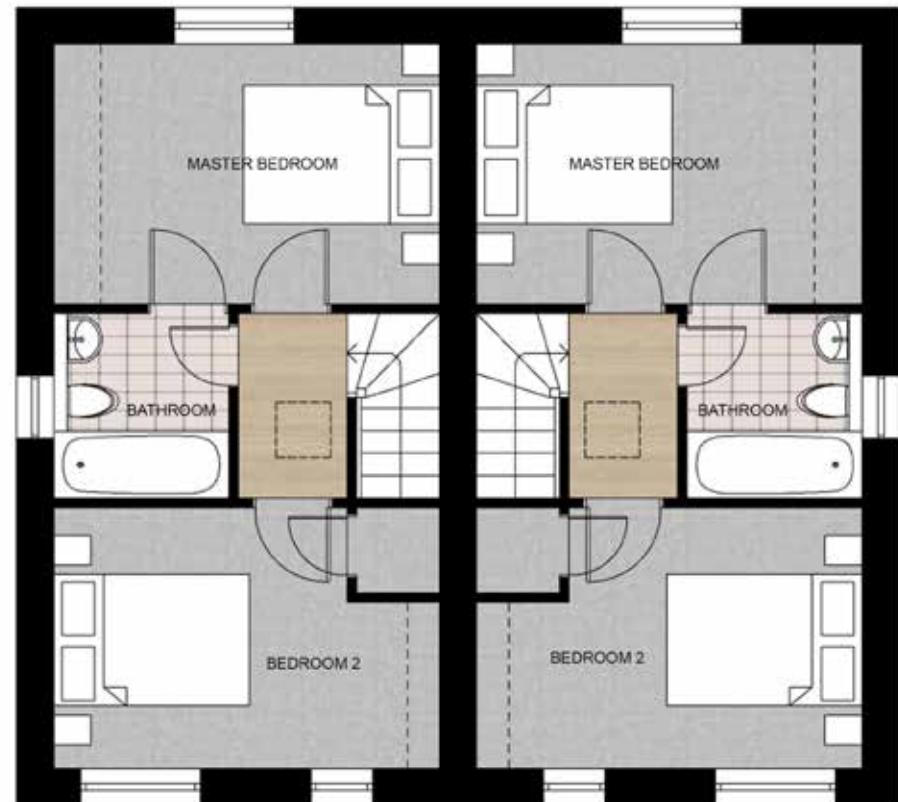
## ADDITIONAL DETAILS

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

# FLOOR PLANS | PLOTS 1 & 2

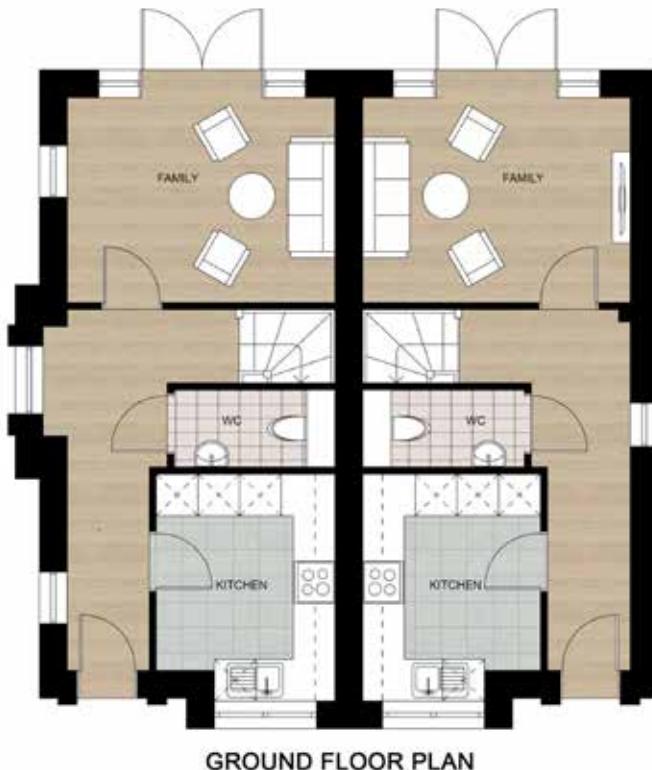


GROUND FLOOR PLAN

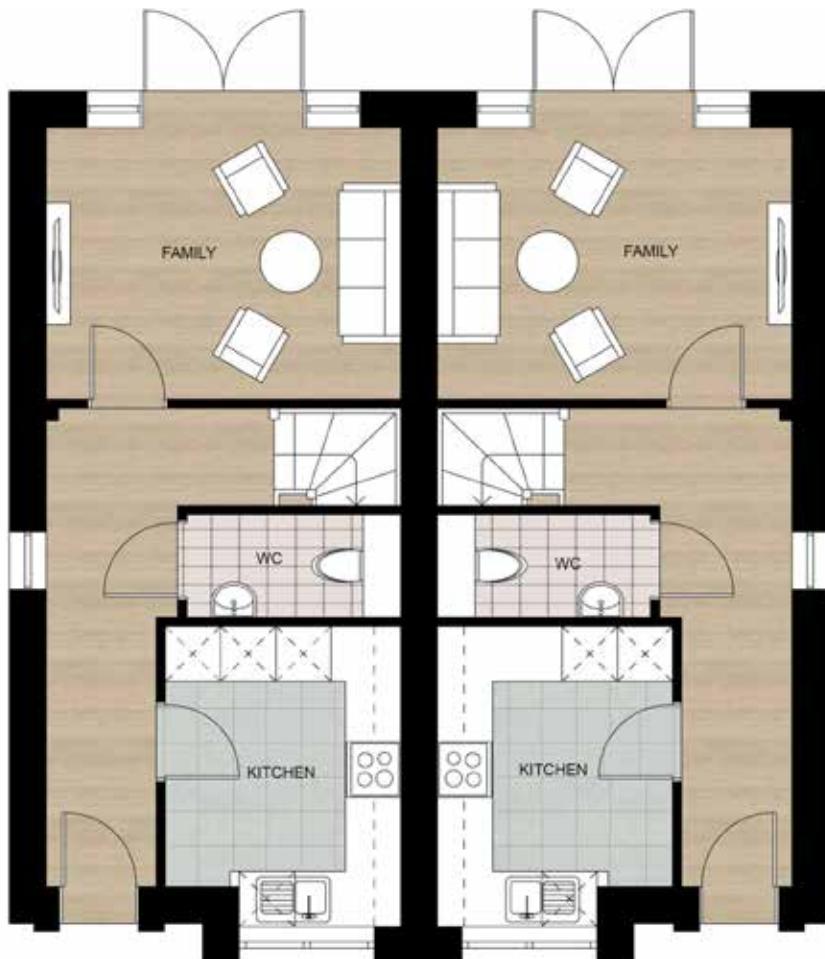


FIRST FLOOR PLAN

# FLOOR PLANS | PLOTS 3, 4, 9 & 10



# FLOOR PLANS | PLOTS 5, 6, 11 & 12

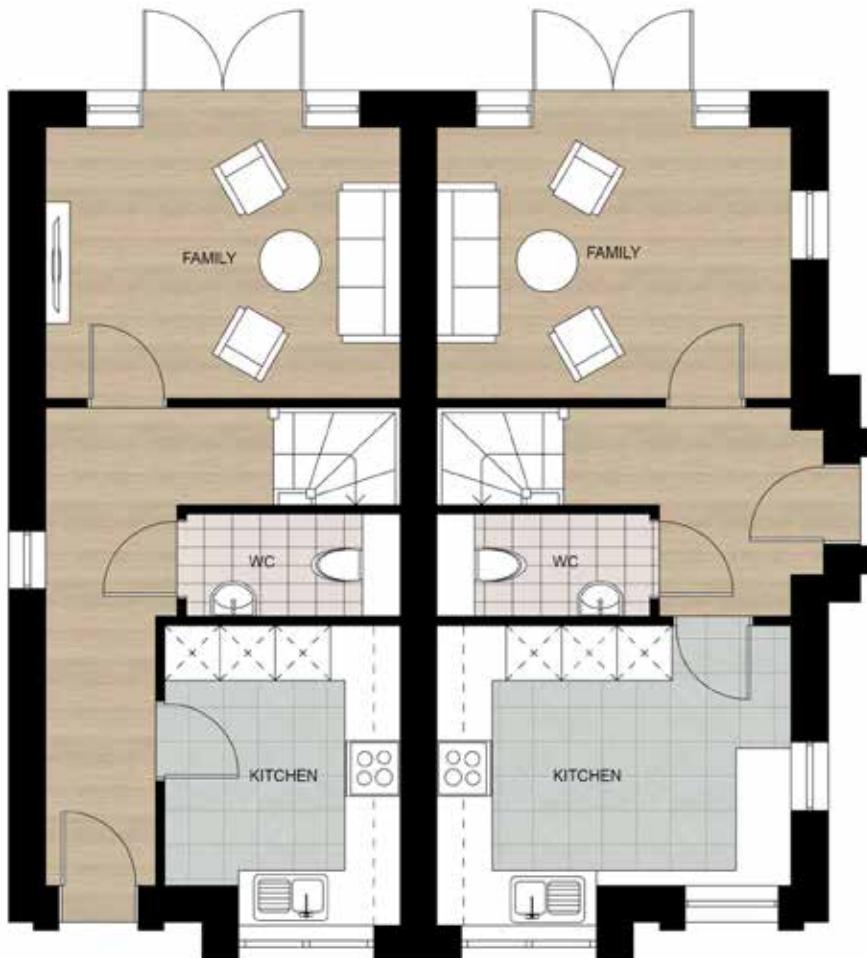


GROUND FLOOR PLAN



FIRST FLOOR PLAN

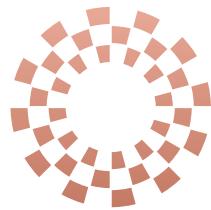
# FLOOR PLANS | PLOTS 7, 8, 13 & 14



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**NORTON  
COURT**

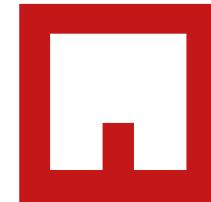
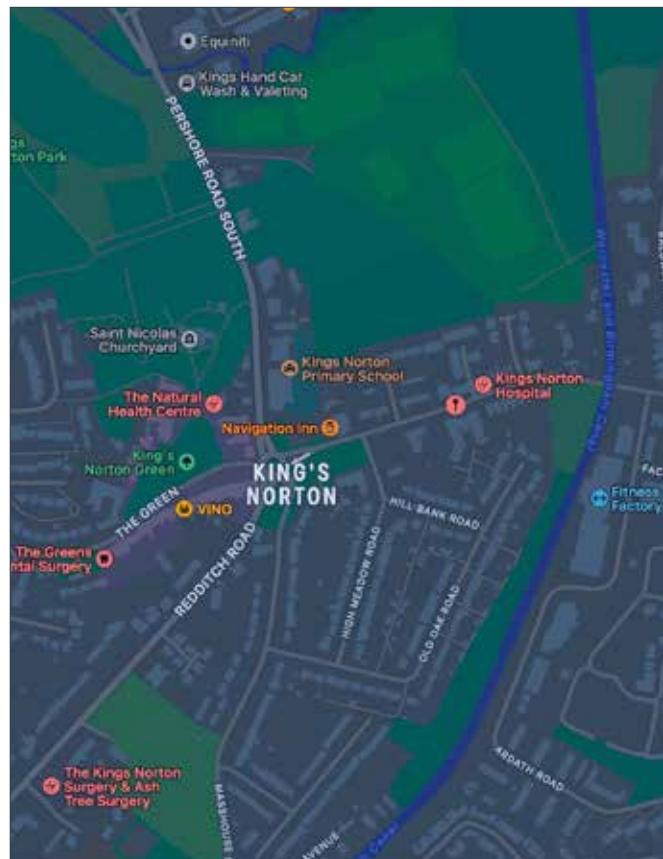
## LOCATION

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



**smart**homes  
NEW HOMES

## 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.

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