



Plot 3 to 12, Colebrook Place, Leyman Close

Prices start from £340,000

Colebrook Place is a small new development of 14 homes located on Leyman Close in Yardley Wood.

These three bedroom semi detached homes are designed for modern living, with spacious rooms, quality finishes, and a practical layout suitable for first-time buyers, families, professionals, or downsizers. It includes one bathroom, one reception room, and two allocated parking spaces.

The properties are in a quiet residential area close to local amenities, transport links, and green spaces. Expected completion is Spring 2026, offering a chance to buy a brand-new, energy-efficient home.

Disclaimer: Photos shown are from a previous development or CGI images.

Specification:

Kitchen & Utility

- Contemporary, soft-close kitchen units
- Feature Granite or Quartz worktops
- Fully Integrated Neff appliances including fridge, freezer, dishwasher, gas hob, washer/ dryer, electric fan oven, and feature extractor
- Complementary under-unit and kickboard LED lighting
- 18mm kitchen unit carcasses
- Dordogne Oak doors
- 6" skirting
- LED down-lighting
- Boosted TV, satellite and radio points
- Designer, space-saving radiator
- Ceramic tiled flooring

Bathrooms, Ensuites and Cloakrooms

- High-quality sanitary wear with vanity style sink unit
- Hand-picked, ceramic/ porcelain feature wall tiles with complimentary designs
- Designer mixer taps
- Oversized, monsoon style shower / shower over baths.
- Feature ceramic/ porcelain tiled flooring
- Centrally heated, designer chrome/ grey towel-rail
- obscure glazed windows
- LED down-lighters
- Extractor fan with external venting

Living Rooms and Bedrooms

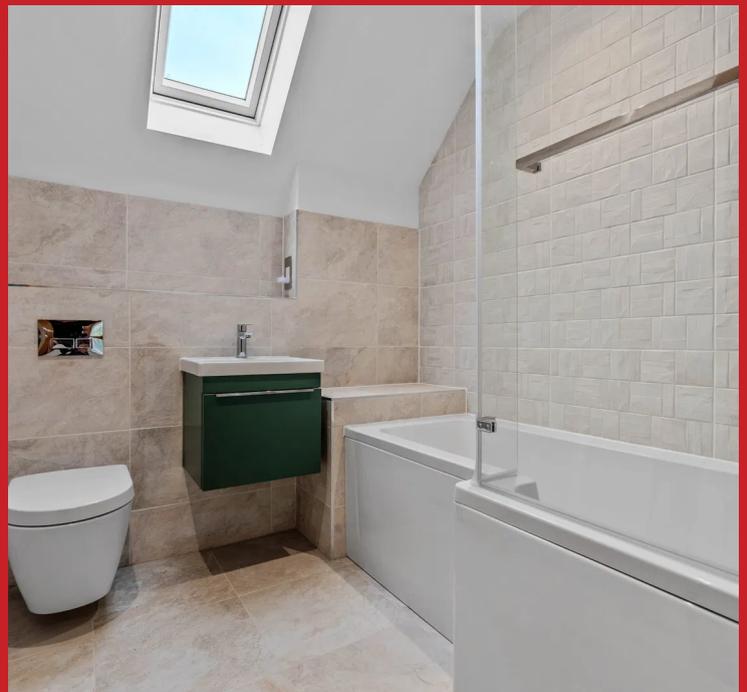
- TV & radio entertainment unit supplying amplified signal to all main reception rooms and bedrooms
- SKY ready, with pre-installed dish and Widescreen TV ready wall trusses
- BT ready telephone points
- Dordogne Oak doors
- 6" skirting boards
- High quality carpet
- Accent lighting
- Fitted Bedroom furniture and wardrobes (where specified)

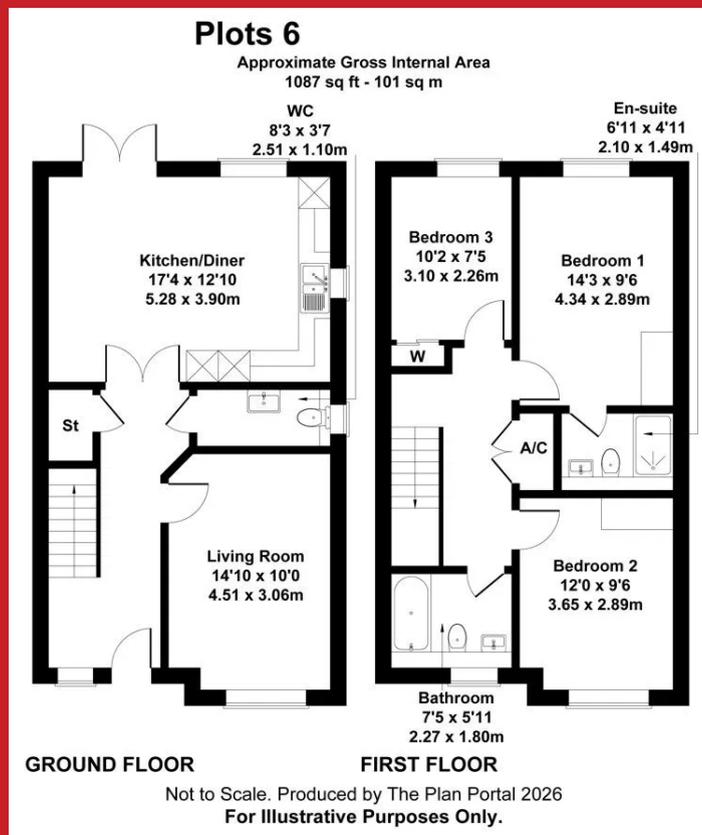
Reception Halls & Landings

- Attractive door number or house name plate
- Welcoming Porcelain tiled floor
- Dordogne Oak doors
- Contrasting 6" light skirting
- LED down-lighters
- Security system
- Power points – brushed steel

Outside

- Hard & soft landscaping designed by landscape architects.
- Block paved driveways
- landscaped gardens / rear gardens turfed
- Block-paved patio area with lighting
- Electric charging point.
- External Tap.
- Garden Shed.





Contact us today!

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