



3 Colebrook Place, Leyman Close

£340,000

This is one of the 12 beautifully designed three bedroom new build home at Damson Court, Leyman Close, Yardley Wood, within an exclusive development of just 14 properties. Offering modern living, two allocated parking spaces, and a quiet residential setting close to local amenities and transport links. Predicted completion Summer 2026. Get in touch today to find out more on 0121 744 4144 option 3

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Semi Detached House

Kitchen

- Contemporary, soft-close kitchen units
- Feature Granite or Quartz worktops
- Fully Integrated Neff appliances including fridge, freezer, dishwasher, electric induction hob/gas hob, washer/ dryer, electric 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 and contrasting
- 6" skirting boards
- High quality carpet
- Accent lighting
- Fitted Bedroom furniture and wardrobes (where specified)

Reception Halls & Landings

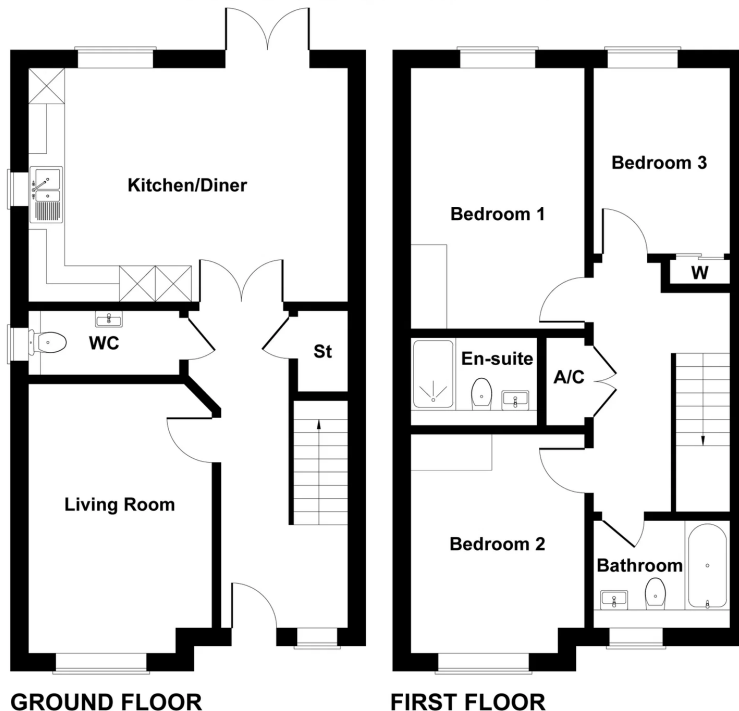
- Attractive door number or house name plate
- Welcoming Porcelain tiled floor
- Dordogne Oak doors
- Contrasting 6" light skirting
- LED down-lighters
- Security system
- Power points – brushed steel

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.



Plots 3 Damson Court



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Contact us today!
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