



TREADWELL. COURT.

Stratford Road | Shirley | Solihull





SOLIHULL



**TREADWELL.
COURT.**

18 LUXURY APARTMENTS

Expect style & architectural design that lasts the test of time. 18 exceptional apartments set within a vibrant & sought after community in Shirley, Solihull.

With over 80 years experience in the property sector Treadwell Court is spearheaded by leading experts with a wealth of design, property & building knowledge. Discover the Treadwell difference.



SOLIHULL



THE DESIGN

QUALITY RESIDENCES OF EXCEPTIONAL DESIGN.

Treadwell court offers an exceptional combination of spectacular design & high specification finishes. Our in house team of interior designers connect bright spacious living spaces with timeless elegant interiors. Built for the 21st century lifestyle.

Beautiful LVT flooring, luxury marble finishes & oversized windows, define these luxurious apartments. Your new home awaits, the light-filled space & prominent location provides truly sought after perfection.



DISCOVER UNMATCHED LUXURY
STUDIO, 1 & 2 BEDROOM APARTMENTS
LANDSCAPED COMMUNAL COURTYARD

Tv set for cable, sky and analogue

Some apartments feature Juliet balconies

2 x Feature lightwells with porcelain floors

Access via keyless entry fob

Video intercom entry system for all apartments

Internet fibre points

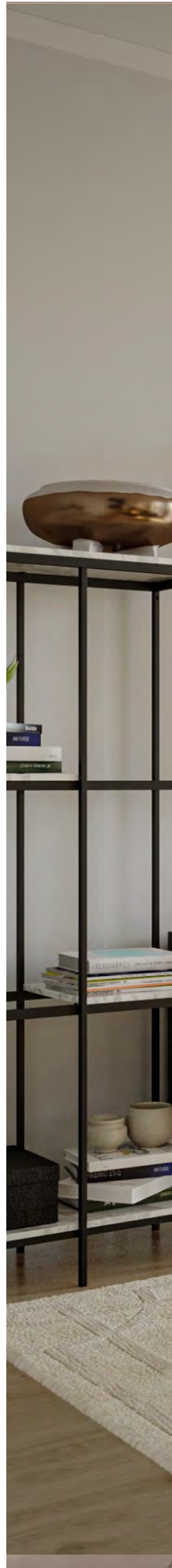
CCTV to outside and communal area

External lighting

Bin store/cycle store

White panelled Vancouver doors with brushed steel jigtech ironmongery

Black panelled fire rated Vancouver front doors with brush strip and brushed steel jigtech ironmongery





SOLIHULL

PROMINENT, SOUGHT AFTER LOCATION

The highly anticipated Treadwell Court development boasts a highly enviable position in the heart of Shirley, Solihull. Exquisitely designed living spaces, within easy walking distance to amenities, transport, restaurants & bars.

Solihull boasts a unique blend of rural hidden gems & modern, contemporary living. Benefiting from an enviable collection of restaurants, bars & pubs, where you can entertain or enjoy downtime. Touchwood, Solihull town centre & Shirley high street provide an unrivalled selection of big brand stores & charming independents






**TREADWELL.
COURT.**



SOLIHULL



**TREADWELL.
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Solihull is one of the UK's most desirable location for both work & play. With Birmingham City Centre & the NEC complex within convenient reach. Solihull benefits from access to the highly anticipated HS2, there has never been a better time to invest in Solihull. The growing employment market & thriving economic growth provides the perfect combination for your success. Treadwell Court provides the perfect oasis to base your lifestyle around.



SOLIHULL



SOLIHULL



**A PRIME LOCATION FOR LIVING.
A FUTURE PROOF PROPERTY FOR INVESTMENT.**



VOTED NUMBER ONE OF
THE BEST PLACES TO
LIVE



HIGH TRAFFIC THROUGH
WAY & PASSING TRADE
OPPORTUNITIES



LOCATED CLOSE TO THE
M42 & PRIME
MOTORWAY LINKS



COMPREHENSIVE TRAIN,
BUS & PUBLIC TRANSPORT
LINKS FOR SHOPPERS



MULTIPLE LOCAL FREE &
PAID PARKING FOR
CUSTOMERS



LOCATED IN WALKING
DISTANCE TO THE £85
MILLION PARKGATE
DEVELOPMENT



SOLIHULL IS A BROADLY
AFFLUENT BOROUGH
WITH ABOVE-AVERAGE
LEVELS OF INCOME &
HOME OWNERSHIP



SUPERB LOCATION FOR
SCHOOL CATCHMENT
AREA

SOLIHULL



KITCHENS

Mereway Trend fully fitted kitchen
Soft close doors and drawers on all cabinets
Marble composite worktops and full splashbacks
LED integrated lighting for all wall units
Zanussi integrated single oven
Zanussi integrated microwave or combi oven
Zanussi ceramic hob
Indesit integrated extractor
Downlighters
LVT Layered heavy domestic 100% carefree wood plank
Indesit integrated dishwasher
Indesit integrated fridge freezer



BATHROOMS

Fully porcelain tiled with brushed steel trims
Black towel radiators
Downlighters
Roca wc's and push plates
Wall hung vanity/sink unit with 2 drawers
Wall hung mirror above vanity unit with illumination and demisting pad
Shaver point
Designer black shower/over bath screen
Downlighters



LIVING AREAS

Downlighters
LVT Layered heavy domestic 100% carefree wood plank
Tv set for cable, sky and analogue
Internet fibre points



BEDROOMS

Pendant light
Fully fitted carpet
Tv set for cable, sky and analogue
Internet fibre points



GENERAL/OTHER

White panelled Vancouver doors with brushed steel jigtech ironmongery
Black panelled fire rated Vancouver front doors with brush strip and brushed steel jigtech ironmongery
Designer modern profile individually controlled electric radiators
Access via keyless entry fob
Video intercom entry system for all apartments
CCTV to outside and communal area
Bin store/cycle store/communal courtyard
2 x Feature light wells with porcelain floors (Juliette balconies to some apartments)
Brushed chrome sockets and switches throughout
External lighting



Brand new luxury apartments in Solihull property hotspot

Rightmove has named Shirley as the most competitive area for homebuyers

April 20th 2022: Shirley is clearly the place to live, according to Rightmove, who have flagged it up as one of the most competitive places to buy in the whole of Great Britain.

It's a much sought-after area, thanks to the huge variety of shops and restarants, an extensive Green Flag park with a range of leisure facilities, good schools, excellent bus routes, and its very own train station.

Treadwell Court, a new development of 18 luxury apartments and modern office space, on the Stratford Road in Shirley, is perfectly positioned to take advantage of all that the area has to offer. The Treadwell name has been linked to Shirley since 1939 when the Treadwell family established their interior design shop. After many successful years in business, the family decided to develop the shop's premises into an exciting new commercial and residential development which will be ready for occupation in Summer 2022.

Neil Treadwell, the developer of Treadwell Court, wanted to work with a local, well-regarded agent to sell the apartments to prospective purchasers and decided to appoint smarthomes who are already based in Shirley.

Neil Treadwell commented, 'smarthomes were the natural choice for us to work with. They have a great understanding of the local property market, they have a specific New Homes division, and we were really impressed with their positive and creative approach to marketing the development.'

Treadwell Court offers a range of studio, 1-bedroom and 2-bedroom apartments, and offers a really affordable option for first time buyers with prices starting from £165,000 and Help To Buy available on selected plots. As you'd expect from a company with a history in interior design, the apartments are beautiful designed and specified and will feature over-sized windows, landscaped communal gardens, luxury vinyl and porcelain flooring, kitchens with integrated appliances and marble composite worktops, and designer bathrooms. Practicality has not been forgotten about either, each apartment benefits from superior thermal specifications. Energy efficient air source heat pumps have been installed in six of the new build apartments that will significantly reduce energy bills and all apartments are fitted out for fibre broadband, as well as cable, Sky and analogue TV. Video intercoms and some apartments will feature Juliet balconies.

Julia Evans, New Homes Director at smarthomes commented, 'The show home is going to be simply stunning. We are expecting a really high level of interest in the development, and the apartments will be snapped up by first time buyers, more established couples, and property investors. With just 18 apartments going on sale, there's going to be an incredibly high demand for these beautifully designed homes in such a popular location.'

To register your interest for this development please contact the smarthomes New Homes team on 0121 744 4144 (option 3) or newhomes@smart-homes.co.uk



**316 Stratford Road Shirley
West Midlands
B90 3DN**



0121 744 4144 (Option 3)



smart homes
NEW HOMES



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COURT.

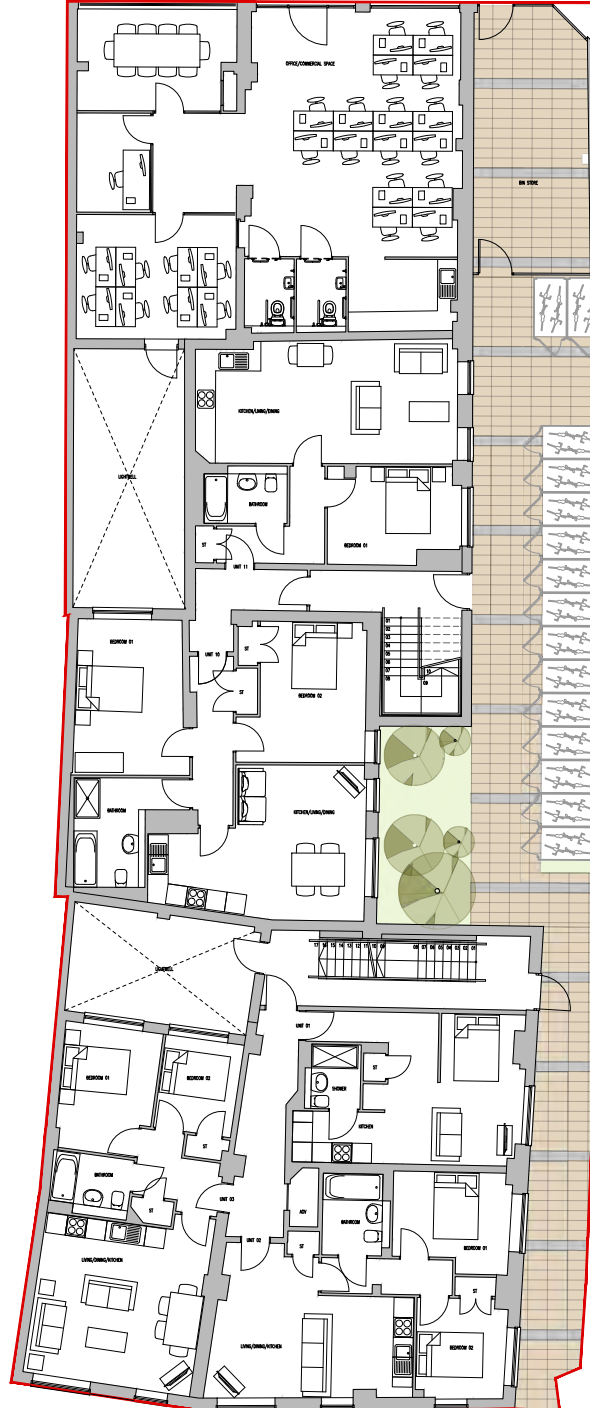
✉ info@treadwell.co.uk

☎ 0121 744 4144 (Option 3)

🌐 www.treadwell-property.co.uk

✉ Treadwell Head Office. 342-344 Stratford Rd, Shirley, Solihull B90 3DW

Ground Floor



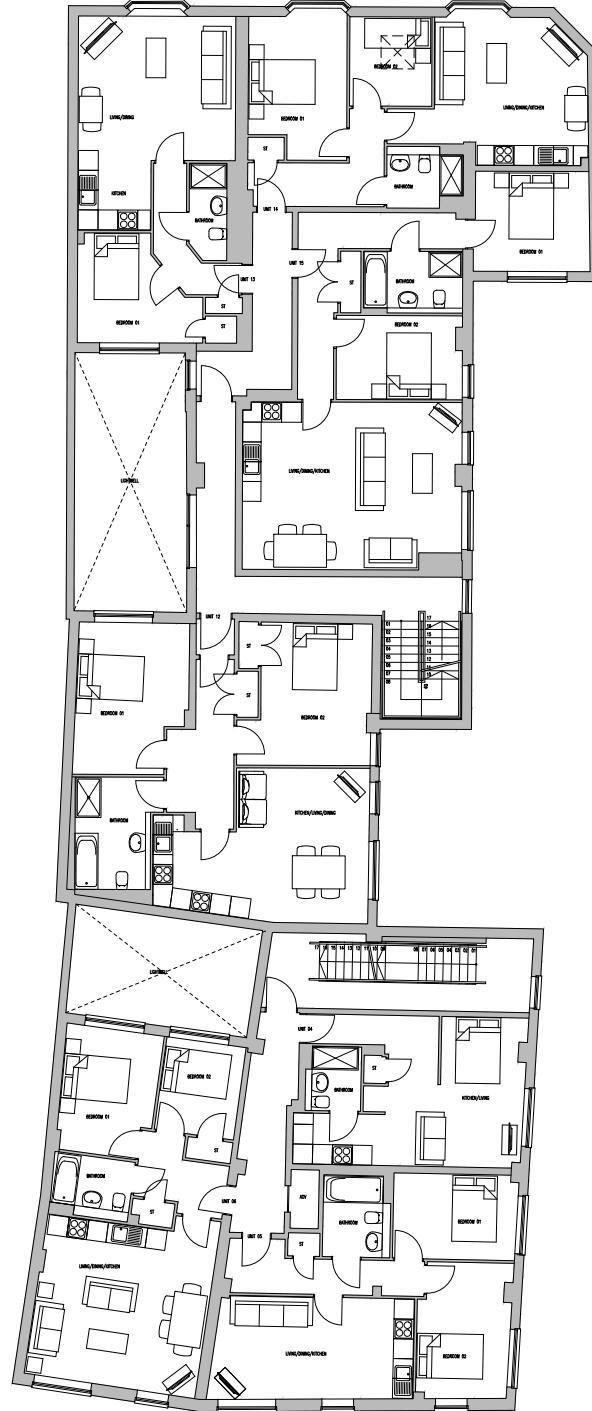
ACCURACY GUIDE				
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Architectural details and notes for the ground floor plan, including room names and construction specifications.



Project information including client name, address, and contact details for Rickett Architects.

First Floor

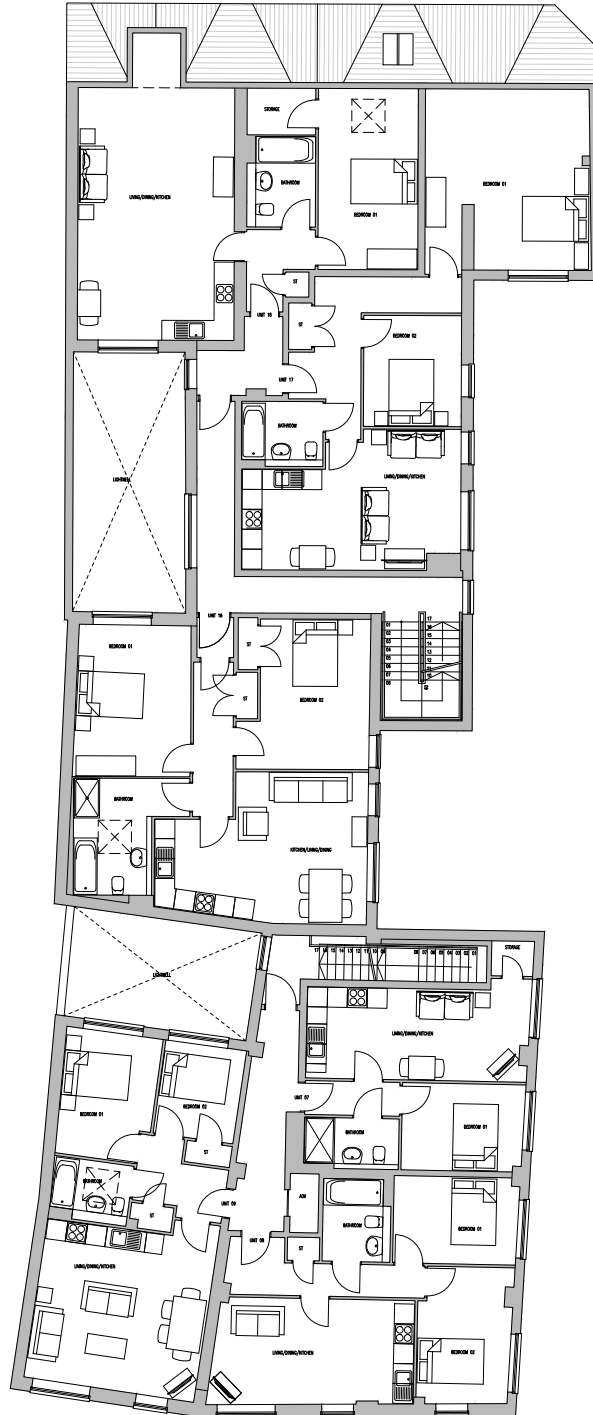


Architectural floor plan showing the layout of the first floor of Treadwell Court. The plan includes various rooms such as living areas, dining rooms, kitchens, bedrooms, and bathrooms. Key features include a central staircase, multiple balconies, and various furniture layouts. Rooms are labeled with numbers such as 'LIVING/DINING', 'KITCHEN', 'BEDROOM 01', and 'BATHROOM'. The plan also shows structural columns and walls.



Project Name	Treadwell Court
Client	...
Architect	rickett architects
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Second Floor



Architectural drawings are to be used in accordance with the conditions of use set out in the Architect's Contract. Any use of these drawings for any other purpose without the written consent of the Architect is prohibited. The Architect is not responsible for any errors or omissions in these drawings. The drawings are the property of the Architect and shall remain their property. The drawings are to be used only for the project for which they were prepared. The drawings are to be used only for the project for which they were prepared. The drawings are to be used only for the project for which they were prepared.

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