



Sutton Gardens

SHIRLEY - SOLIHULL

Just five, three-bedroom detached dormer bungalows finished to an exceptional standard located within a brand new and private cul-de-sac

by





Sutton Gardens
SHIRLEY, SOLIHULL

from £515,000



Sutton Gardens

SHIRLEY, SOLIHULL

Enjoy Flexible Bungalow Living

Sutton Gardens offers a unique opportunity to own one of just five, three-bedroom, detached dormer bungalows being built in a brand new and private cul-de-sac.

With bedrooms and bathroom spanning both floors, **Sutton Gardens** offers flexible living options and a carefully designed finish that you can enjoy for years to come.

We have found the perfect spot too - just 1km from the thriving centre of Shirley and also within easy reach of Tudor Grange Secondary School and the centre of Solihull.

And naturally, a valuable, ten-year homebuilders' guarantee is included for the ultimate peace-of-mind.



Interested? Get in touch

click us [kingsleahomes.com](https://www.kingsleahomes.com)

call us 0121 330 1768 or 0121 709 0539 email us enquiries@kingsleahomes.com





Sutton Gardens
SHIRLEY, SOLIHULL

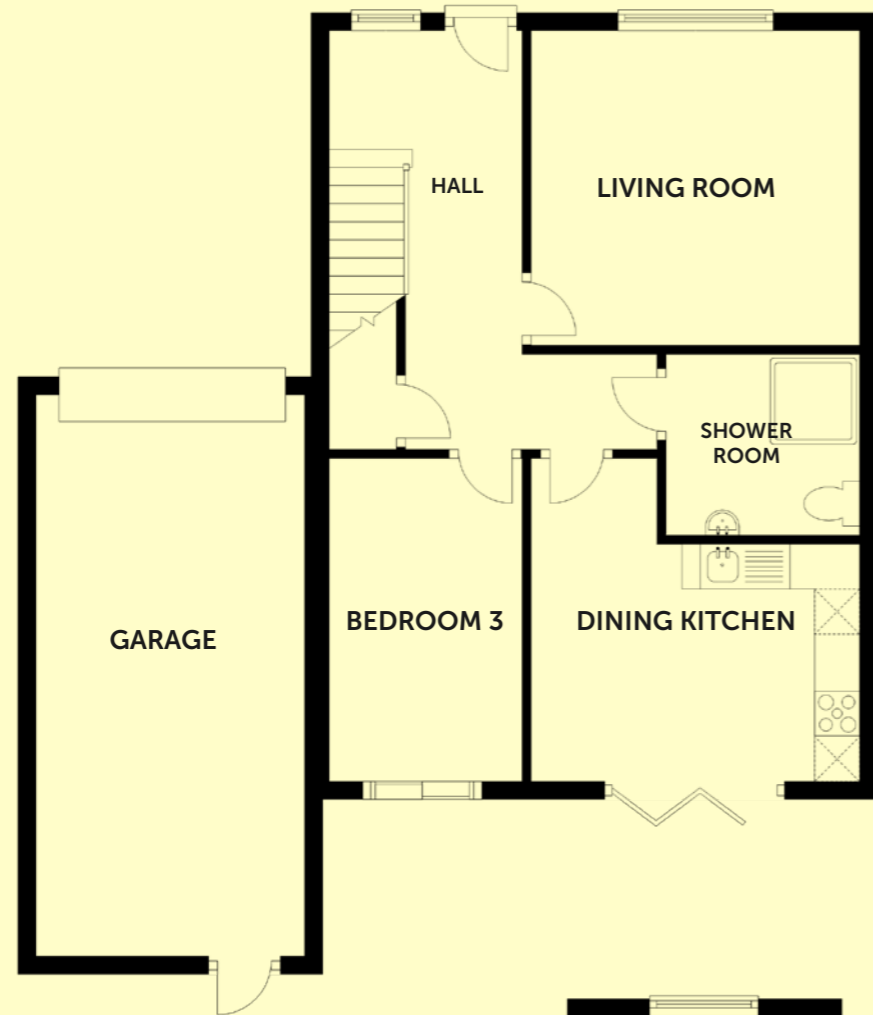
Plots 1 & 2 **£525,000**



Sutton Gardens

Plots 1 & 2

£525,000



Ground Floor



First Floor

- ❖ Hallway
- ❖ Living Room
3.66m x 3.50m (12'0" x 11'6")
- ❖ Dining Kitchen
3.62m x 3.60m (11'11" x 11'10")
- ❖ Bedroom Three
3.6m x 2.15m (11'10" x 7'1")
- ❖ Shower Room
- ❖ Landing
- ❖ Master Bedroom
3.43m x 3.68m (11'3" x 12'1")
- ❖ Bedroom Two
3.4m x 3.85m (11'2" x 12'6")
- ❖ Bathroom
- ❖ Garage
- ❖ Landscaped Rear Garden
- ❖ Off Road Parking



Sutton Gardens
SHIRLEY, SOLIHULL

Plot 3 **£535,000**

Plots 4 & 5 **£515,000**



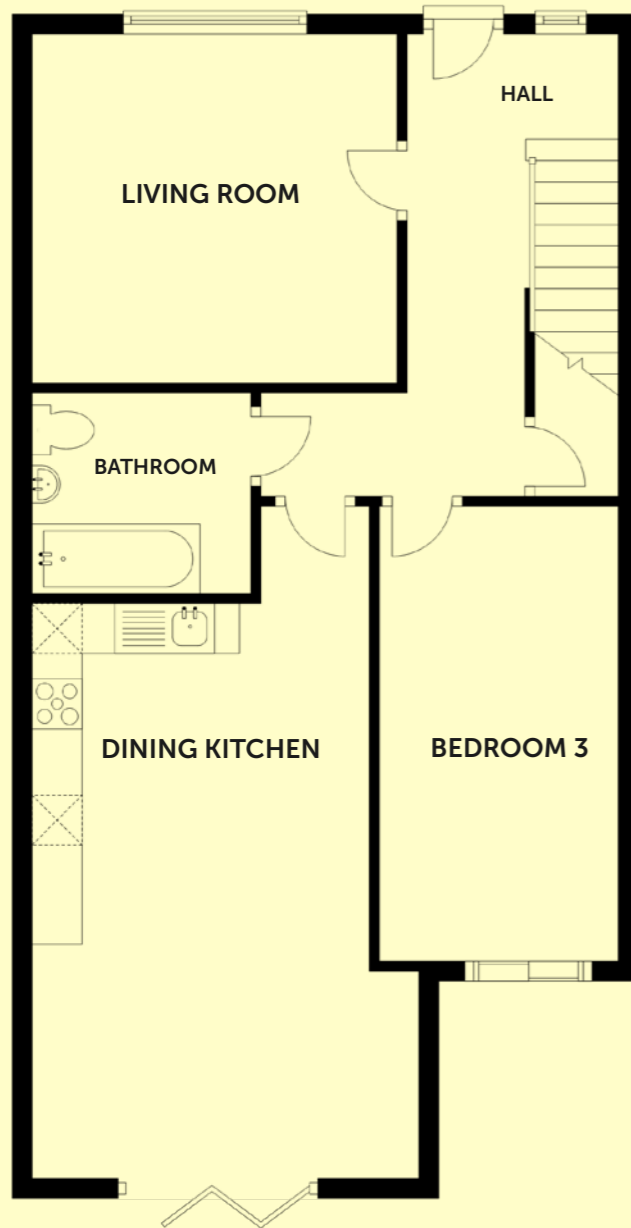
Sutton Gardens

Plot 3

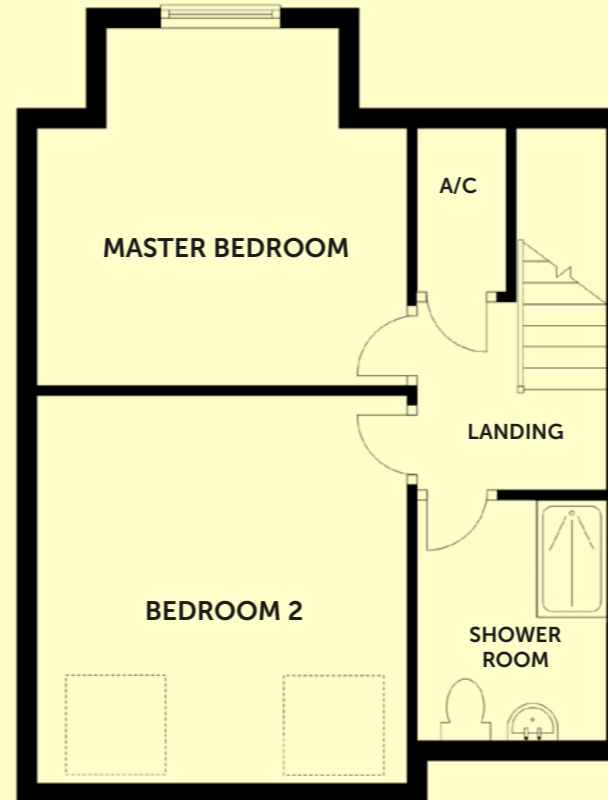
£535,000

- ❖ Hallway
- ❖ Living Room
3.50m x 3.66m (11'6" x 12'0")
- ❖ Dining Kitchen
6.74m x 3.37m (22'1" x 11'1")
- ❖ Bedroom Three
4.56m x 2.40m (15'0" x 7'10")
- ❖ Bathroom
- ❖ Landing
- ❖ Master Bedroom
3.82m x 3.56m (12'6" x 11'8")
- ❖ Bedroom Two
3.89m x 3.82m (12'9" x 12'6")
- ❖ Shower Room
- ❖ Landscaped Rear Garden
- ❖ Double Car Port
- ❖ Off Road Parking

Ground Floor



First Floor

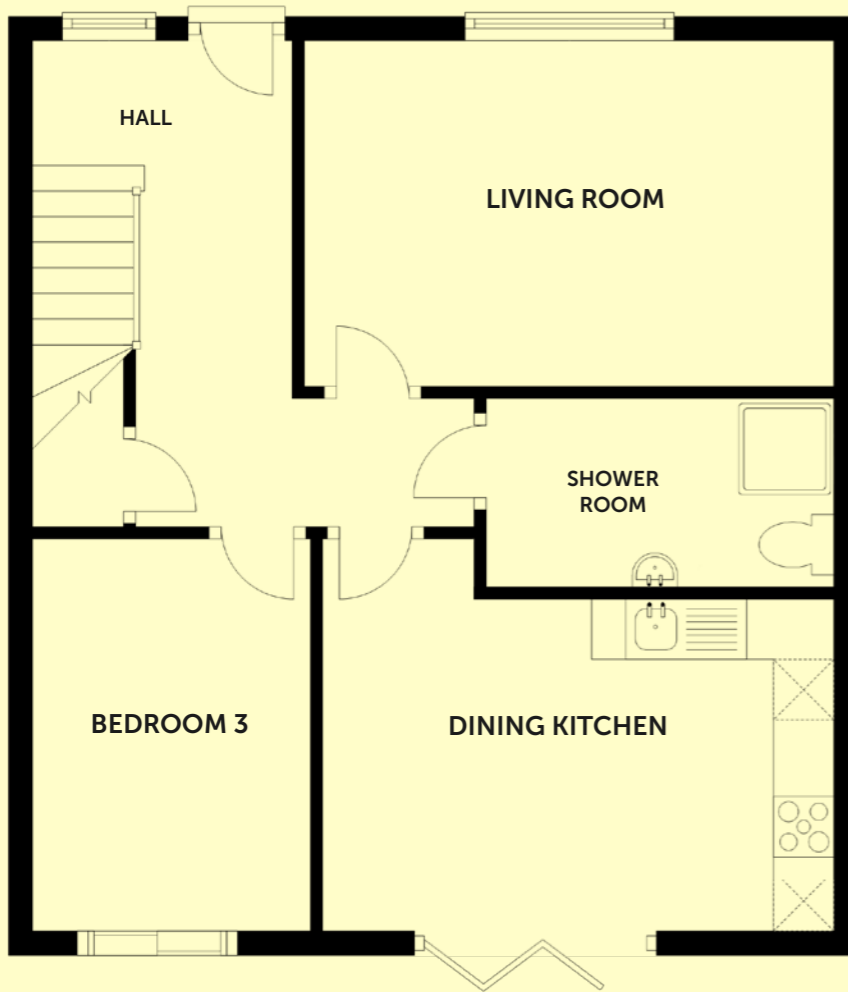




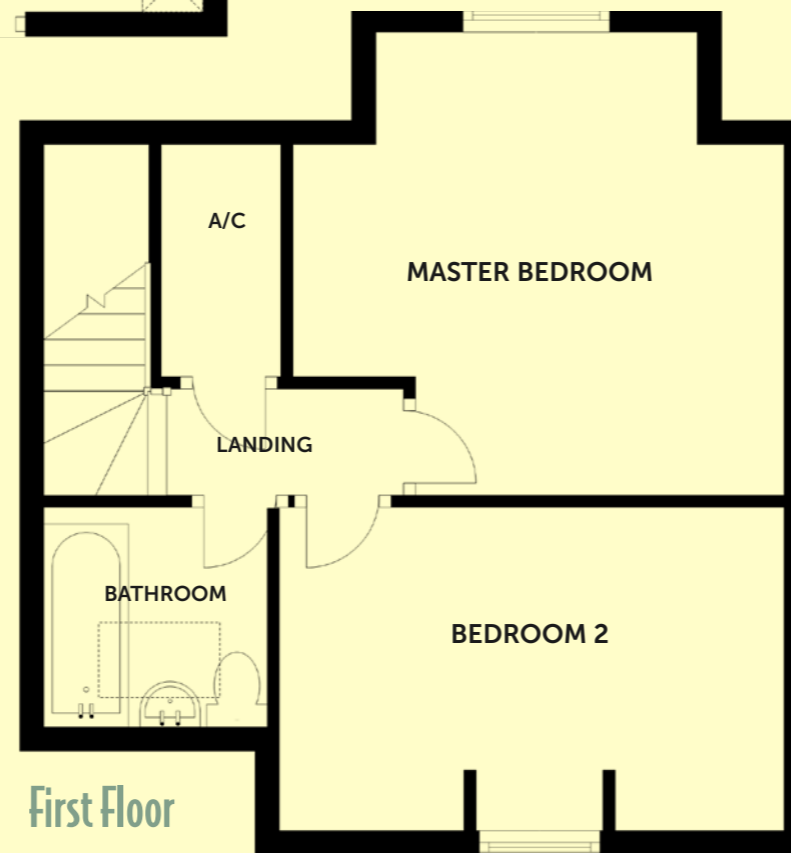
Sutton Gardens

Plots 4 & 5

£515,000



Ground Floor



First Floor

- ❖ Hallway
- ❖ Living Room
4.37m x 2.86m (14'4" x 9'5")
- ❖ Dining Kitchen
4.25m x 3.25m (13'11" x 10'8")
- ❖ Bedroom Three
3.25m x 2.40m (10'8" x 7'10")
- ❖ Shower Room
- ❖ Landing
- ❖ Master Bedroom
3.33m x 2.90m (11'0" x 9'6") *minimum measurements*
- ❖ Bedroom Two
4.45m x 2.68m (14'7" x 8'10")
- ❖ Bathroom
- ❖ Garage
- ❖ Landscaped Rear Garden
- ❖ Two-Car Off Road Parking



Image of a recent Kingslea Homes development



Sutton Gardens

SHIRLEY, SOLIHULL

Live the spec.

Kitchen Area

- ❖ Contemporary, soft-close kitchen units
- ❖ Feature Granite or Quartz worktops
- ❖ Full range of integrated appliances
- ❖ Underfloor heating
- ❖ Feature tile flooring

Hall & Landing

- ❖ Composite entrance door
- ❖ Tiled floor & fitted welcome mat
- ❖ Feature staircase

Throughout

- ❖ Underfloor heating to ground floor (radiators to first)
- ❖ Modern Oak stained doors
- ❖ Ample brushed-chrome power points
- ❖ LED down-lighting
- ❖ 80% wool blend carpets
- ❖ Security system

Bathrooms & Ensuites

- ❖ High-quality sanitary ware
- ❖ Designer mixer taps and fully tiled walls
- ❖ Feature LVT flooring
- ❖ Designer, centrally-heated towel rail
- ❖ Electric toothbrush charger points
- ❖ Extractor fan with external venting

Living Rooms & Bedrooms

- ❖ Wall TV points
- ❖ Contemporary fireplace

Outside

- ❖ Attractive door number plate
- ❖ External porch lighting
- ❖ Driveways
- ❖ Electric Vehicle Charging Points
- ❖ Patio areas
- ❖ Exterior lighting
- ❖ Turfed, landscaped rear gardens
- ❖ Exterior cold-water tap & power-point
- ❖ Useful garden shed

This listed specification may subject to change and should be verified by your solicitor - as such, this document does not form part of any contract.

Interested? Get in touch

click us [kingsleahomes.com](https://www.kingsleahomes.com)

call us 0121 330 1768 or 0121 709 1539 email us enquiries@kingsleahomes.com





Image of a recent Kingslea Homes development

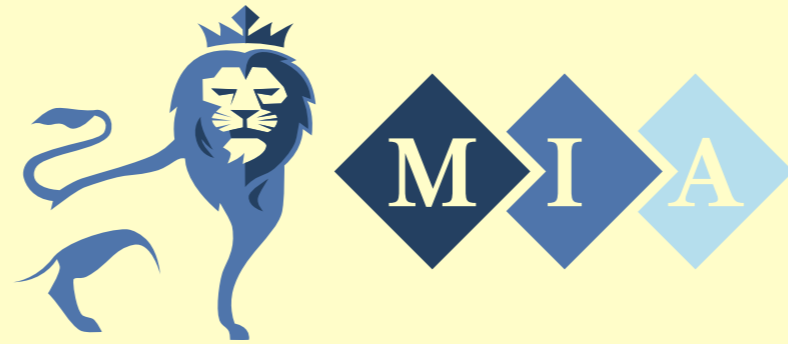


Building homes with personality...

Kingslea Homes is a family run business who for 15 years have been building new homes with heart and soul. We believe...

- ❖ Every new home should be a home that we too would live in.
- ❖ Every new home should have the facilities we too would want for our family.
- ❖ Every new home should have comfort & style as a minimum
- ❖ And perhaps most of all... Every new home should be a place where memories are made and lives are changed forever...





KINGSLEA HOMES

homes with personality