



PRESENTS

PENNS
GATE



OWL HOMES

Owl Homes is a privately-owned, forward-thinking home builder, specialised in producing sustainable, high-quality residential properties across the Midlands. Committed to the Consumer Code for New Home Builders, our customers are at the heart of what we do. This is why we put passion and careful consideration into the design, specification and construction of every new home we create.

We possess the skills, experience and creative flair to combine traditional values with contemporary trends and practical modern design to produce homes that are a joy to live in.

Come and see us and discover your next move, we look forward to welcoming you home.



PENNS GATE, SUTTON COLDFIELD

Penns Gate is an exclusive new collection of nine executive family homes in the sought-after town of Sutton Coldfield. Just 6.1 miles northeast of Birmingham, this vibrant and diverse suburb offers the very best of urban living. With a thriving town centre home to high street shops, bars and restaurants, Sutton Coldfield offers plenty of choice when it comes to entertainment, family day trips, keeping fit and healthy or simply enjoying the great outdoors.

Thoughtfully designed in a cul-de-sac style courtyard, homes at Penns Gate are all four and five-bedroom properties with beautiful rear gardens and private parking. Featuring seven distinctive designs, including some attractive 2.5 storey layouts, each home has a flexible, open-plan interior that can be entirely configured around your family's lifestyle, whether that's socialising, home working or a calming retreat. Externally, Penns Gate has plenty of kerb appeal too. Detailing such as chalk-white rendering, mock Tudor boarding, white timber porches, and green or grey front doors ensures each home has its own individual character.

Life in Sutton Coldfield offers a perfect mix of activity and tranquillity. On the doorstep of Penns Gate, you'll find lots of local amenities, including coffee shops, hairdressers, takeaways, pharmacy, Co-op store, BP Garage, plus two welcoming pubs - The Oak and The Yenton, ideal for a meal with friends or to watch a match! For sports and fitness fans, Sutton Coldfield has two amateur rugby union clubs, a cricket club, junior football teams and numerous gyms. Golfers will be pleased to discover there are two golf clubs either side of Penns Gate, plus the championship courses at The Belfry are only a ten-minute drive away.



For those wanting to connect with nature and get active, the nearby Sutton Park has something for everyone. One of the largest urban parks in Europe, here you'll find opportunities for sailing, fishing, cycling, horse-riding, running, orienteering and even model aircraft flying! To keep the family entertained, enjoy a day out at Drayton Manor Theme Park, the National Sea Life Centre or Twycross Zoo, all within a half-hour drive of Penns Lane. Not forgetting the world-class shopping, theatre, music, sport and entertainment that can be found in and around Birmingham city centre!

With plenty of nurseries, schools, colleges and universities nearby, Penns Gate is an ideal choice for families of all ages. Both Penns Primary School and Wylde Green Primary School are Ofsted rated 'Good', while there are several secondary, academy and independent schools in the town that accept children from age 11. For further and higher education, Sutton Coldfield College is well-known for media, arts, sport,

health and social care, while Birmingham has five highly ranked universities.

Homes at Penns Gate are well-positioned for local, national and international travel. The M6 is just a ten-minute drive away, making Coventry, Lichfield and Walsall easily commutable, as well as further afield via the M42 and M5. For rail travel, Chester Road station is within walking distance and offers direct trains to Birmingham New Street in 15 minutes. From here, you can find high-speed connections across the UK, including London, Manchester, Bristol and Scotland. For international travel, Birmingham Airport is only 10.1 miles away.

If you're looking for a modern and characterful new home in one of England's most desirable, vibrant and well-connected Royal towns, then it's time to make your move to Penns Gate.



Penns Gate

Site Plan

- Salisbury 4 bedroom home
- Whichford 4 bedroom home
- Chester 4 bedroom home
- Holly 4 bedroom home
- Milverton 4/5 bedroom home
- Fourland 4/5 bedroom home
- Kingsbury 5 bedroom home

BCP Bin Collection Point



The imagery viewpoint is for illustration purposes only. Its purpose is to give a feel for the development and external materials, finishes, landscaping and the position of garages may vary throughout the development. Please consult your sales advisor for further information.

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The Holly Plots 3 & 6



An attractive four-bedroom home, The Holly is perfect for growing families, featuring a Chartwell green front door and multi-tone red brick, alongside an integral single garage and decorative chimney. The Holly's internal layout is ideal for modern living. An L-shaped hallway is accessible from both the main entrance and a personnel door from the garage.

At the front of the property is a generous living room with a bright bay window that would make

a cosy reading corner, drinks station or even somewhere to work from home. A kitchen/dining/family room extends the full width of the home and with bi-fold doors onto the rear garden, it makes a sociable and inviting space. Upstairs you'll discover four double bedrooms, including the main and guest with sizeable en-suites, and a stylish family bathroom.

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GROUND FLOOR

Kitchen/Dining/Family Room

27'7" x 13.9"

Living

14'0" x 16.1"

WC

6'7" x 3.1"



FIRST FLOOR

Bedroom 1

14'7" x 16.0"

Ensuite 1

9'9" x 5.8"

Bedroom 2

11'2" x 14.0"

Ensuite 2

11'0" x 5.5"

Bedroom 3

10'5" x 12.7"

Bedroom 4

10'4" x 11.0"

Bathroom

5'7" x 9.4"

TOTAL AREA

1802 sq ft

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

All dimensions are + or - 50mm and floor plans are not shown to scale.

PENNS
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The Salisbury Plot 9



GROUND FLOOR

Kitchen/Dining

19'1" x 11.11"

Living

19'1" x 11.11"

WC

5'3" x 4.6"



FIRST FLOOR

Bedroom 1

19'1" x 9.10"

Ensuite 1

8'0" x 4.10"

Bedroom 2

9'5" x 12.0"

Bedroom 3

9'5" x 12.0"

Bathroom

5'9" x 10.8"



SECOND FLOOR

Bedroom 4

12'4" x 12.0"

Storage/Dressing Area

12'4" x 13'10"

Unique at Penns Gate, the Salisbury is a distinctive, three-storey home with an adjoining double garage. The modern interior of this four-bedroom home is perfect for busy families. A welcoming hallway with separate cloakroom leads to the main living spaces, both of which extend the full depth of the house. On the left is a large living room which is flooded with natural light from a beautiful bay window and French doors. On the opposite side, the kitchen/diner is equally spacious with plenty of room for a sizable dining table opposite another

set of French doors. Aspiring chefs will be pleased to discover this room also has its own pantry!

On the Salisbury's first floor, you'll find the impressive main bedroom with en-suite shower room, a large family bathroom and two double bedrooms while the second floor features a fourth bedroom, which would also make an ideal home office, gym or teenage hideaway.

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TOTAL AREA

1671 sq ft

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**PENNS
GATE**

The Chester Plots 4 & 5



GROUND FLOOR

Kitchen/Dining/Family Room

27'7" x 13.9"

Living

14'0" x 16.1"

WC

6'7" x 3.1"



FIRST FLOOR

Bedroom 1

14'7" x 16.0"

Ensuite 1

9'9" x 5.8"

Bedroom 2

11'2" x 14.0"

Ensuite 2

11'0" x 5.5"

Bedroom 3

10'5" x 12.7"

Bedroom 4

10'4" x 11.0"

Bathroom

5'7" x 9.4"

An attractive four-bedroom home, The Chester is perfect for growing families, featuring chalk white rendering to its gable end and a silver grey front door, alongside an integral single garage and decorative chimney.

The Chester's internal layout is ideal for modern living. An L-shaped hallway is accessible from both the main entrance and a personnel door from the garage. At the front of the property is a generous

living room with a bright bay window that would make a cosy reading corner, drinks station or even somewhere to work from home. A kitchen/dining/family room extends the full width of the home and with bi-fold doors onto the rear garden, it makes a sociable and inviting space. Upstairs you'll discover four double bedrooms, including the main and guest with sizeable en-suites, and a stylish family bathroom.

TOTAL AREA

1800 sq ft

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The Kingsbury Plot 7



The only design of its kind at Penns Gate, the three-storey Kingsbury occupies a prime corner plot and benefits from a generous rear garden and integral double garage. With a characterful L shape and mock Tudor boarding to its gable end, The Kingsbury really makes an impact. The ground floor comprises a welcoming hallway, cloakroom, substantial living room and superb kitchen/dining/family room with French doors onto the garden, ideal for busy and active families. An adjacent utility room can be accessed via personnel doors

from the garden and garage, so is perfect for containing muddy feet or paws!

The Kingsbury's first floor is where you'll find three double bedrooms including one with en-suite, an elegant family bathroom and a single bedroom that would be ideal as a home office or hobby room. On the second floor you can escape and unwind in the Kingsbury's impressive main bedroom, which features a generous en-suite.

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GROUND FLOOR

Dining/Family Room

18'8" x 10.9"

Kitchen

14'8" x 13.3"

Living

12'5" x 15.3"

Utility

8'7" x 6'7"

WC

4'5" x 6'6"

FIRST FLOOR

Bedroom 2

12'5" x 15.4"

Ensuite 2

8'2" x 4.9"

Bedroom 3

10'10" x 12.0"

Bedroom 4

10'10" x 13.5"

Bedroom 5

9'2" x 11.0"

Bathroom

6'10" x 8.10"



SECOND FLOOR

Bedroom 1

13'5" x 13.10"

Ensuite 1

11'7" x 5.11"

TOTAL AREA

2000 sq ft

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.
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The Whichford Plot 8



Occupying a sought-after corner plot in the heart of the development, the Whichford is a thoughtfully-designed, L-shaped home with adjoining double garage. This four-bedroom home has a chalk white rendered front façade, decorative chimney and striking brick detailing. With a flexible, open plan layout, the Whichford is ideal for those who like to entertain. The ground floor comprises hallway, cloakroom, substantial dining and living rooms each with direct access to the wraparound garden, and a spectacular kitchen/family room

with breakfast bar that offers plenty of space for dining, home working, relaxing and socialising. The Whichford's first floor has a bright landing leading into the bedrooms and stylish family bathroom. Three double bedrooms are well-suited for teenagers or guests, with one featuring a generous en-suite. The Whichford's grand main bedroom has a dressing area with built in wardrobes while its substantial en-suite, including bath and shower, offers a relaxing retreat.

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GROUND FLOOR

Dining

14'4" x 11.3"

Kitchen

11'10" x 13.8"

Family

19'1" x 11.1"

Living

14'3" x 19.1"

WC

4'5" x 5.7"



FIRST FLOOR

Bedroom 1

14'5" x 11.2"

Ensuite 1

8'4" x 7.6"

Bedroom 2

11'11" x 13.9"

Ensuite 2

6'9" x 9.4"

Bedroom 3

9'5" x 13.5"

Bedroom 4

9'3" x 11.1"

Bathroom

6'11" x 8.8"

TOTAL AREA

1996 sq ft

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.
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The Milverton Plot 2



GROUND FLOOR

Kitchen/Dining/Family Room

14'6" x 33.4"

Living

20'0" x 13.2"

WC

4'11" x 5'9"

Utility

9'4" x 5'9"

FIRST FLOOR

Bedroom 1

14'0" x 11.11"

Ensuite 1

7'10" x 7.5"

Bedroom 2

14'0" x 13.5"

Ensuite 2

8'1" x 4.6"

Bedroom 3

8'8" x 15.10"

Bedroom 4

8'9" x 13.0"

Bathroom

8'9" x 7.3"



SECOND FLOOR

Bedroom 5/Office/Playroom

12'10" x 15'10"

TOTAL AREA

2298 sq ft

Creating a striking entrance at Penns Gate, The Milverton is an impressive three-storey home with an integral double garage. The Milverton boasts plenty of kerb appeal including mock Tudor boarding, silver grey front door and block paved driveway. Entering the ground floor, the hallway leads to a spacious living room with beautiful bay window, and a full width kitchen/dining/family room. This superb entertaining space has bifold doors leading onto a generous rear garden as well as an adjacent utility room and cloakroom.

On the first floor, The Milverton has a spectacular main bedroom complete with a dressing area including built in wardrobes and generous ensuite including his and hers sinks. Three double bedrooms, one with ensuite, make the ideal space for children or guests, while a large family bathroom offers an elegant retreat. On the top floor, the eaves of the home present a truly multi-functional space that could be a fifth bedroom, home office, gym, playroom or teenage hideaway - the choice is yours.

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The Fourland Plot 1



Creating a striking entrance at Penns Gate, The Fourland is an impressive three-storey home with an integral double garage. The Fourland boasts plenty of kerb appeal including mock Tudor boarding, silver grey front door and block paved driveway. Entering the ground floor, the hallway leads to a spacious living room with beautiful bay window, and a full width kitchen/dining/family room. This superb entertaining space has bifold doors leading onto a generous rear garden as well as an adjacent utility room and cloakroom.

On the first floor, The Fourland has a spectacular main bedroom complete with a dressing area including built in wardrobes and generous ensuite including his and hers sinks. Three double bedrooms, one with ensuite, make the ideal space for children or guests, while a large family bathroom offers an elegant retreat. On the top floor, the eaves of the home present a truly multi-functional space that could be a fifth bedroom, home office, gym, playroom or teenage hideaway - the choice is yours.

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GROUND FLOOR

Kitchen/Dining/Family Room

14'6" x 33.4"

Living

20'0" x 13.2"

WC

4'11" x 5'9"

Utility

9'4" x 5'9"

FIRST FLOOR

Bedroom 1

14'0" x 11.11"

Ensuite 1

7'10" x 7.5"

Bedroom 2

14'0" x 13.5"

Ensuite 2

8'1" x 4.6"

Bedroom 3

8'8" x 15.10"

Bedroom 4

8'9" x 13.0"

Bathroom

8'9" x 7.3"



TOTAL AREA

2290 sq ft

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.
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PENNS GATE SPECIFICATION

Kitchen

Individually designed kitchen for Owl Homes with Quartz worktops
Samsung integrated appliances to include induction hob, single oven, chimney hood, integrated dishwasher and fridge freezer.
Integrated washing machine to homes without a utility

Bathroom, En-Suite & Cloakroom

White contemporary sanitaryware by Roca with polished chrome brassware by Bristan.
Full height ceramic wall tiling to shower areas, half height to sanitary appliances and bath.
Shaver socket to En-Suite 1 and family bathroom.
Tiled splashback behind sink basin in WC

Bedroom

Built in wardrobes to the master bedroom only
Slimline TV point to the master bedroom only

Electrical & Lighting

LED downlighters to the kitchen, family bathroom and en-suites
Sockets with integrated USB to the lounge, master bedroom & open plan living areas

Security & Peace of Mind

10-year NHBC warranty
Smoke and heat detectors to be fitted
Carbon Monoxide alarm

External Detail

Turfed garden areas with paved patios and pathways
External tap
External lights to the front and rear

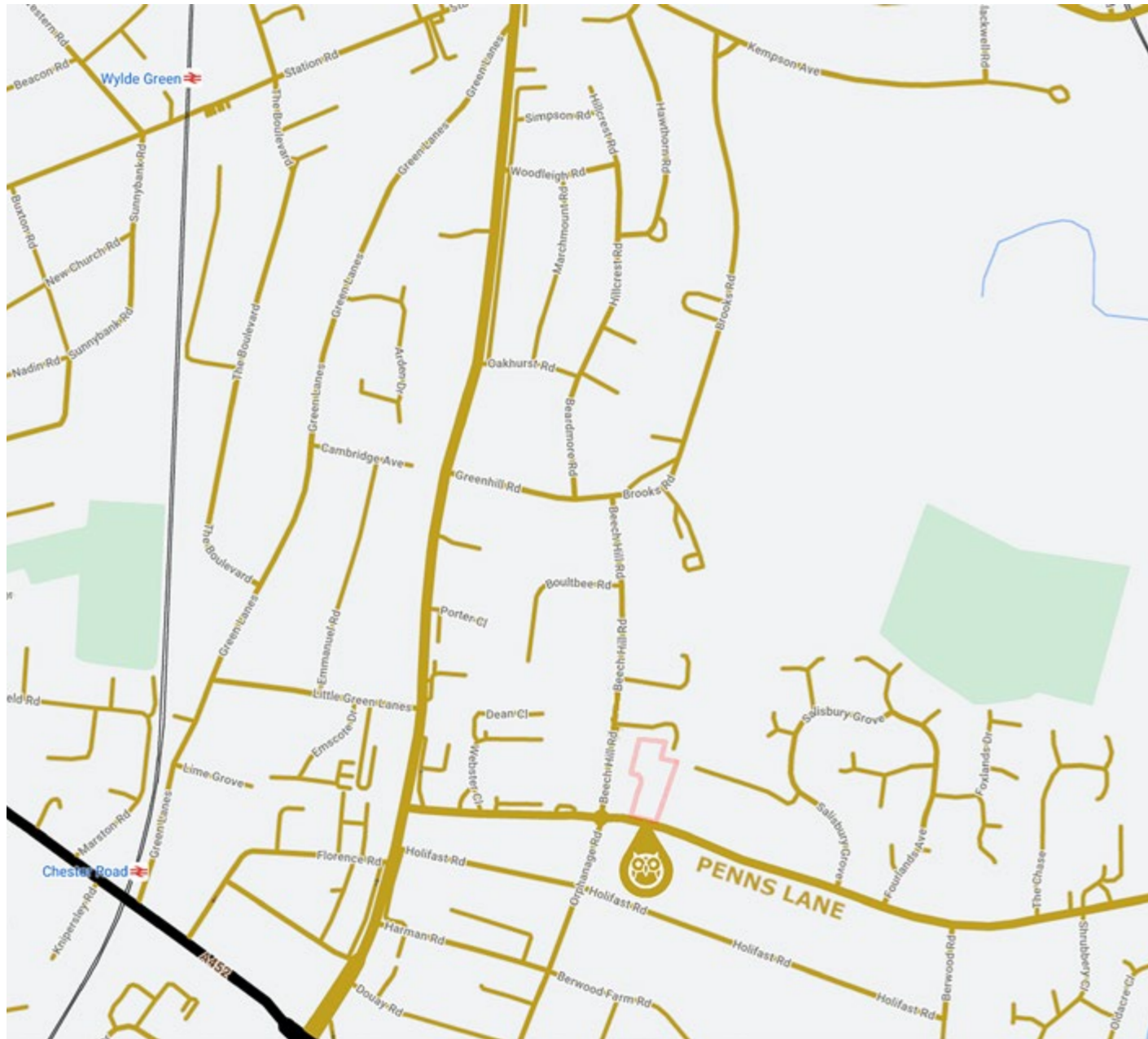
Additional Information

For those customers who purchase early on in the construction process, there is also the opportunity to personalise your Owl Home with a choice of finishes and upgrades; all of which will help make your home ready for your desired taste, from the day you move in.



LOCATION

Penns Gate,
Penns Lane,
Sutton Coldfield,
West Midlands
B72 1BJ





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www.owlhomes.co.uk