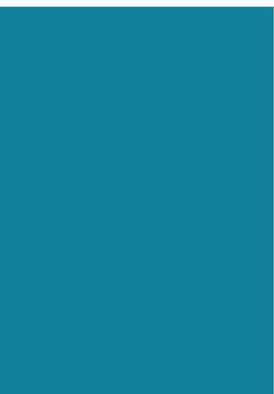




# WARREN GARDENS

WATER ORTON



# WARREN GARDENS

Discover Warren Gardens, an exclusive and carefully planned development featuring just nine beautifully crafted homes, elegantly nestled within a brand-new, tranquil cul-de-sac in the charming village of Water Orton.

Scheduled for completion in 2026, Warren Gardens offers a prestigious selection of elegant three and four bedroom detached, semi-detached and townhouse style family homes, providing spacious and stylish living tailored to contemporary tastes.

Each home will showcase our exceptional standards and attention to detail, including feature flooring, luxurious bathrooms, and stunning kitchens designed to impress.

Outside, expect attractive block-paved driveways, thoughtfully finished garages, and professionally landscaped front and rear gardens, ensuring your move-in is effortless and your home is immediately welcoming.

Additionally, enjoy complete peace of mind with a comprehensive 10-year warranty included with every property.

Perfectly and conveniently positioned, Warren Gardens blends peaceful village serenity with easy access to bustling urban amenities and excellent transport connections, making it the ideal spot for shopping, commuting, and enjoying scenic countryside walks.





stunning  
kitchen  
& living  
areas

unwind in  
your  
cosy new  
lounge



Start  
& end  
your day  
the  
perfect  
way





2

3

4

5

6

7

1

9

8

# Spectacular

From stunning flooring, to chunky chrome hinges, we obsess over every last detail to turn a brand new house into your forever home.

No extras.  
No add-ons.



Luxury is fitted as  
standard.



## Throughout

- Oak style doors
- Carpets in bedrooms, stairs and landing & lounge.
- UPVC double-glazed windows
- Feature Bifolds (as indicated on floor plans)

## Kitchen Area

- Feature stone worktops
- Soft-close kitchen units
- Integrated appliances including combined fridge & freezer, dishwasher, electric hob, electric oven, combination washer/dryer and feature extractor
- Tiled floor continuous from hallway
- Ceiling LED Down lighters
- Underfloor Heating

## Hall & Landing

- Welcoming tiled floor
- Oak Bannister

## Bathrooms & Ensuites

- High-quality with vanity style sink unit
- Shower cubicles and showers over baths
- Feature tiled flooring
- Hand-picked, wall tiles
- Extractor fan
- LED inset ceiling lights
- Centrally heated towelrail
- Obscure double-glazed windows

## Lounge

- Ceiling light pendant
- Underfloor heating

## Bedrooms

- Double power sockets
- Carpets.

## Outside

- Door number or name plate
- Patio area
- Turfed lawn
- Exterior cold-water tap & power-point.
- Garden shed
- Close Boarded individual feather edge fence panels
- Visible alarm box
- Light at side of front door (or porch)
- Bulkhead lights on outside walls of side passages and rear garden
- Estate lighting throughout

## Electrical & Plumbing

- TV points in Lounge, Kitchen and Bedrooms
- Brushed Steel plug sockets & switches
- Pendant lights in Lounge and to all bedrooms
- Hard wired smoke alarms
- Air-source heat pump
- Thermostatic controlled radiators

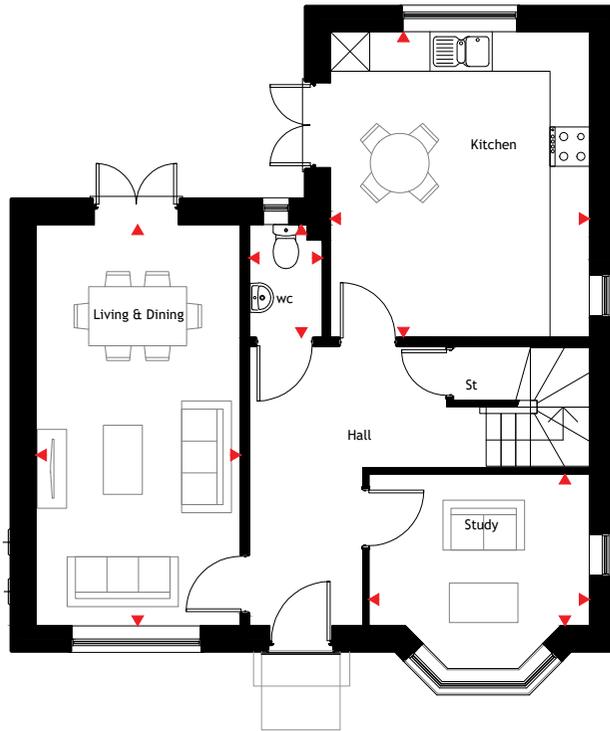
# The Ortonbury

Four Bedroom Detached

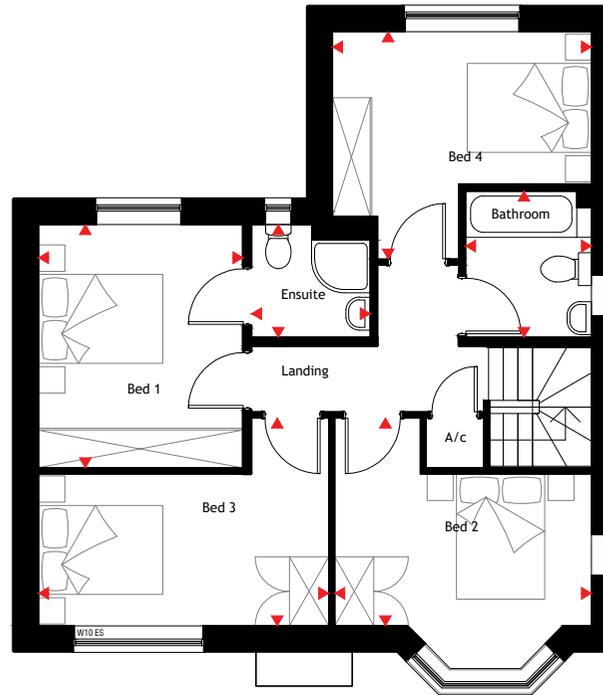


# The Ortonbury

Four Bedroom Detached 132m<sup>2</sup> (1,422ft<sup>2</sup>)



Ground Floor



First Floor

## Ground Floor

Hallway

Guest Cloakroom

Living & Dining 6,098mm x 3,127mm (20'0" x 10'3")

Kitchen 4,642mm x 3,960mm (15'3" x 13'0")

Utility

## First Floor

Landing

Master Bedroom 3,698mm x 3,127mm (12'2" x 10'3")

Ensuite

Bedroom Two 3,929mm x 3,157mm (12'11" x 10'4")

Bedroom Three 4,438mm x 3,157mm (14'7" x 10'4")

Bedroom Four 3,960mm x 3,452mm (13'0" x 11'4")

Bathroom

Garage

## Availability



The listed specification and drawings may subject to change and should be verified by your solicitor. This document does not form part of any contract.



shipways

Interested? Call 0121 744 4595

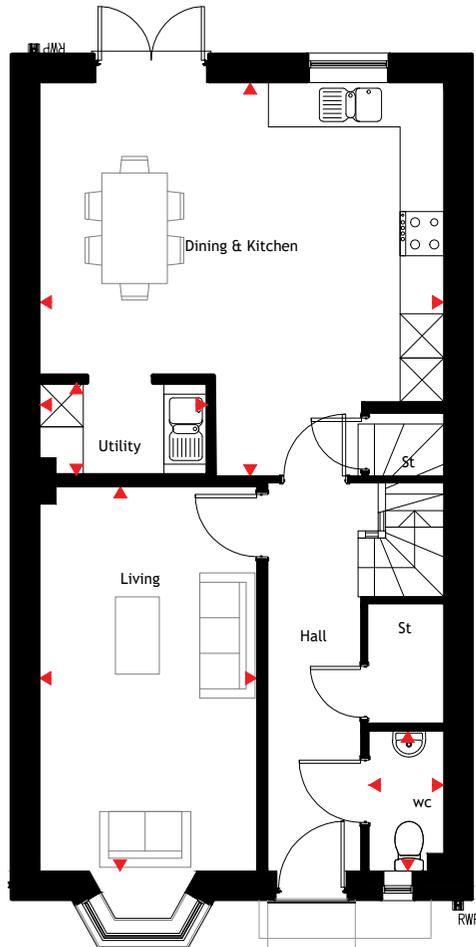
# The Hadlow

Four Bedroom Detached

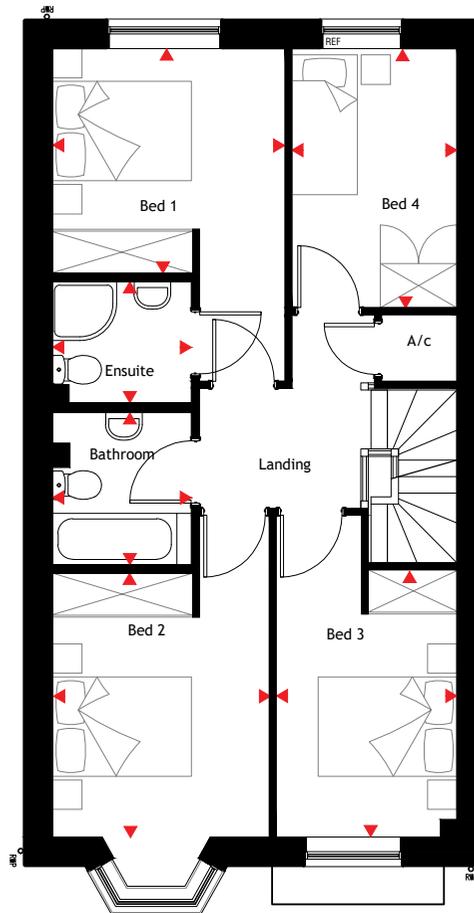


# The Hadlow

Four Bedroom Detached - 123m<sup>2</sup> (1,328ft<sup>2</sup>)



Ground Floor



First Floor

## Ground Floor

Hallway  
Guest Cloakroom  
Living Room 5,226mm x 2,974mm (17'2" x 9'9")  
Dining Kitchen 5,535mm x 5,344mm (18'2" x 17'6")  
Utility

## First Floor

Landing  
Master Bedroom 3,181mm x 3,052mm (10'5" x 10'0")  
Ensuite  
Bedroom Two 2,968mm x 3,587mm (9'9" x 11'9")  
Bedroom Three 2,474mm x 3,624mm (8'1" x 11'11")  
Bedroom Four 2,261mm x 3,520mm (7'5" x 11'7")  
Bathroom

## Availability



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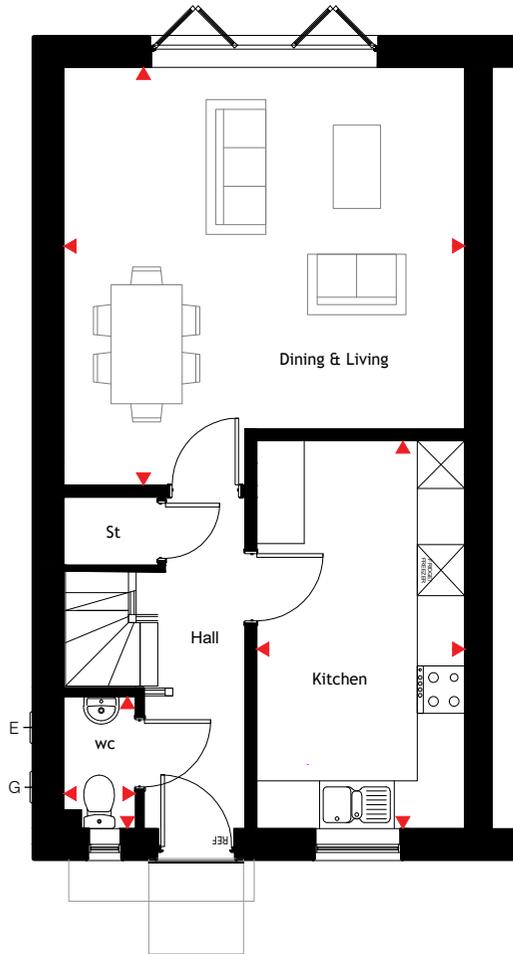
# The Corndale

Three Bedroom Townhouse

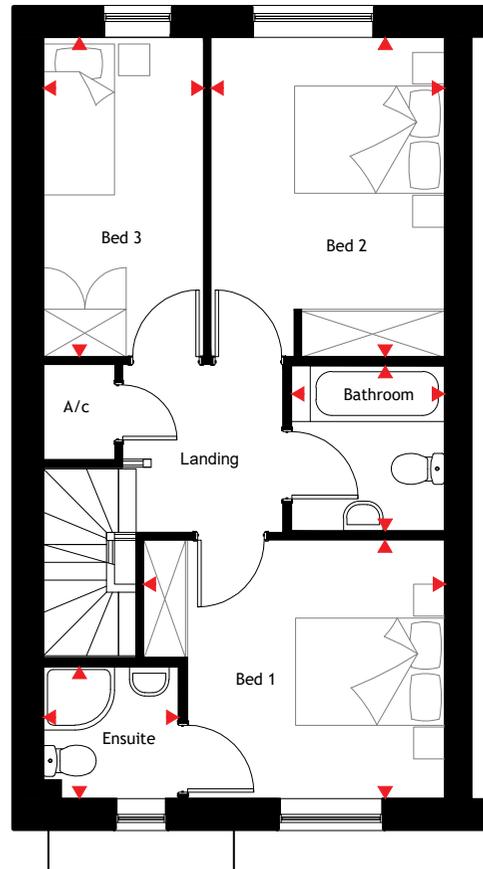


# The Corndale

Three Bedroom Townhouse - 99m<sup>2</sup> (1,071ft<sup>2</sup>)



Ground Floor



First Floor

## Ground Floor

Hallway

Guest Cloakroom

Living & Dining 5,260mm\* x 5,085mm (17'3"\* x 16'8")

Kitchen 2,638mm x 4,882mm (8'8" x 16'0")

Utility

## First Floor

Landing

Master Bedroom 3,830mm\* x 3,257mm (12'7"\* x 10'8")

Ensuite

Bedroom Two 4,024mm x 2,960mm (13'2" x 9'9")

Bedroom Three 4,024mm x 2,032mm (13'2" x 6'8")

Bathroom

\* max

(Plots 5 & 7: Layout handed)

## Availability



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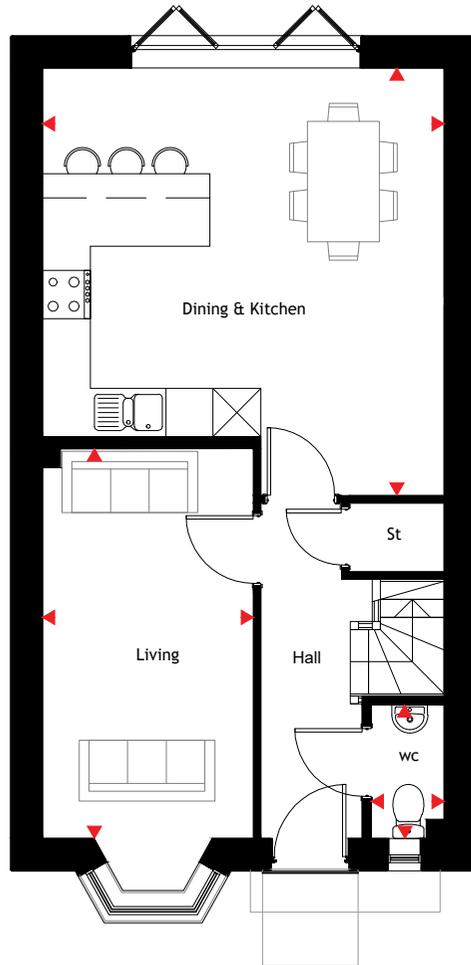
# The Morgan

Three Bedroom Detached

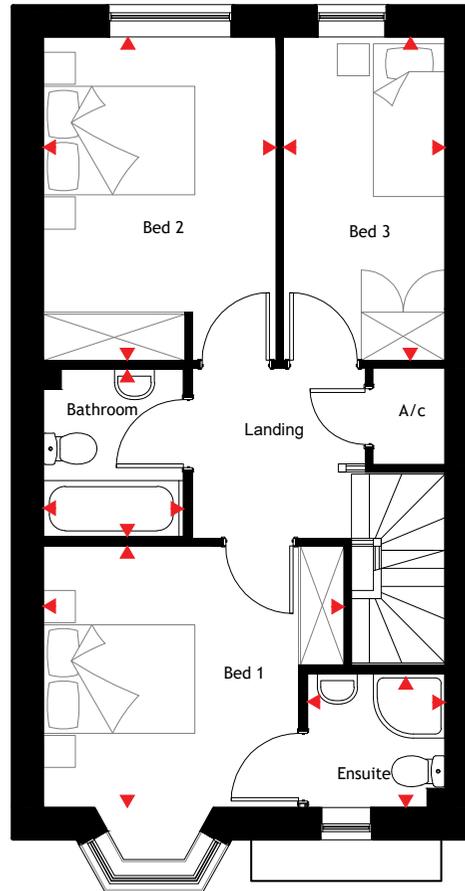


# The Morgan

Three Bedroom Detached - 101m<sup>2</sup> (1,087ft<sup>2</sup>)



Ground Floor



First Floor

## Ground Floor

Hallway  
Guest Cloakroom

Living Room 4,850mm x 2,644mm (15'11" x 8'8")

Dining Kitchen 5,035mm x 5,317mm\* (16'6" x 15'5"\*)

Utility

## First Floor

Landing

Master Bedroom 3,767mm\* x 3,257mm (12'4"\* x 10'8")

Ensuite

Bedroom Two 4,024mm x 2,916mm (13'2" x 9'7")

Bedroom Three 4,024mm x 2,026mm (13'2" x 6'8")

Bathroom

\* max

## Availability



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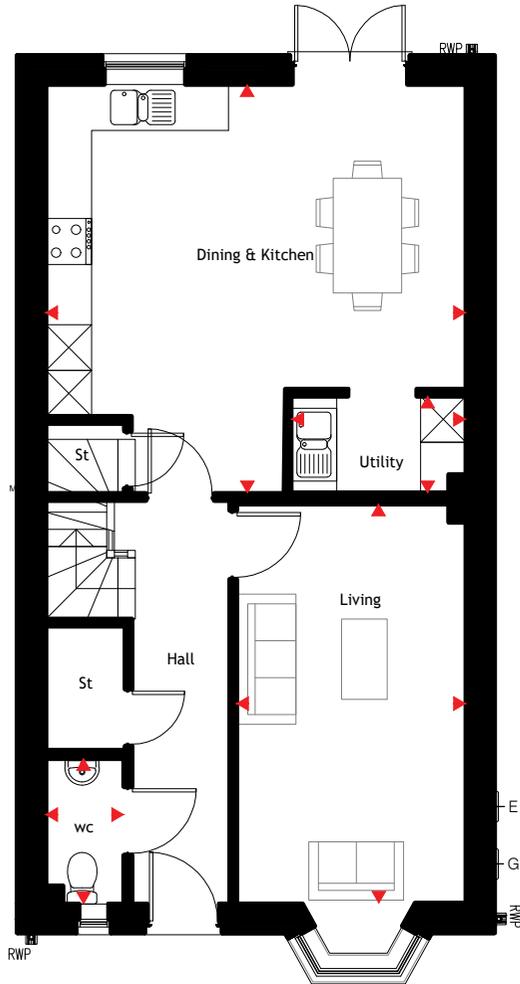
# The Overton

Three Bedroom Detached

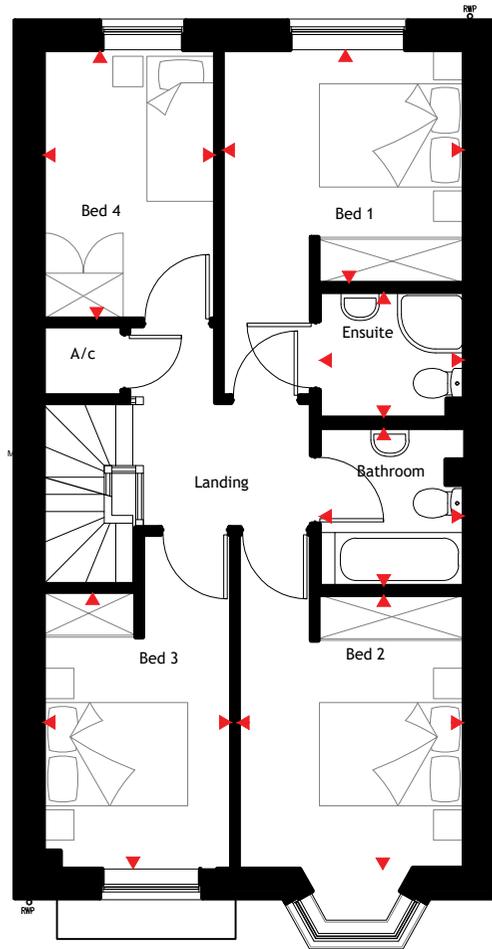


# The Overton

Four Bedroom Detached - 123m<sup>2</sup> (1,328ft<sup>2</sup>)



Ground Floor



First Floor

## Ground Floor

Hallway  
Guest Cloakroom

Living Room 5,212mm x 3,012mm (17'1" x 9'11")

Dining Kitchen 5,535mm x 5,344mm (18'2" x 17'6")

Utility

## First Floor

Landing

Master Bedroom 3,181mm x 3,052mm (10'5" x 10'0")

Ensuite

Bedroom Two 2,968mm x 3,587mm (9'9" x 11'9")

Bedroom Three 2,474mm x 3,624mm (8'1" x 11'11")

Bedroom Four 3,520mm x 2,261mm (11'7" x 7'5")

Bathroom

## Availability



The listed specification and drawings may subject to change and should be verified by your solicitor. This document does not form part of any contract.



shipways **Interested?** Call 0121 744 4595

# Location

location, location

## Perfectly convenient.

- 200m Water Orton Train Station
- 280m Local Shops
- 2.5 miles Morrisons Supermarket
- 3 miles Coleshill
- 3.5 miles M6 (junction 5)
- 6 miles Sutton Coldfield
- 7 miles NEC & B'ham International
- 9 miles Birmingham City Centre
- 13 miles Solihull



WARREN  
GARDENS

Marsh Lane  
Water Orton  
Birmingham  
B46 1NW

WATER ORTON

Minworth Road

Marsh Lane

Marsh Lane

Birmingham Road

Coleshill Road

New Road



# Building homes with personality...

Kingslea Homes is a family run business who for 20 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...



WARREN  
GARDENS

WATER ORTON

