



GARDEN
SQUARE



EAST

Discover Village Life

Main Street, Dickens Heath Village, Solihull, B90 1GE



elegant
homes
DESIGNER BUILDERS



CGI representation of Garden Square East



Discover

GARDEN SQUARE

EAST

With a distinctly continental feel, Garden Square East is an exciting new residential development enjoying a prime location in Dickens Heath - an award-winning village, purpose-built for 21st century living.

Dickens Heath is considered to be one of the most popular places to live within the affluent borough of Solihull. The village carefully blends high-quality traditional and modern architecture within a safe and pleasant environment, purposely designed to

ensure that all properties are within easy walking distance of the village centre.

The completion of Garden Square East is the final phase of the village centre's development masterplan, offering an outstanding collection of contemporary one and two bedroom apartments and three bedroom townhouses, located around a private and skillfully landscaped garden square. These beautiful new homes will also enjoy the reassurance of secure basement car parking.



Waddesdon House



Sissinghurst Court



Heligan House



Garden Square East



- 1 Waddesdon House
- 2 Sissinghurst Court
- 3 Heligan House
- 4 Boughton Court
- 5 Abbotshury Court
- 6 Hestercombe House

CGI representation of buildings within Garden Square East



4



Boughton Court

GARDEN
SQUARE
EAST

- Located in the heart of Dickens Heath Village
- Superb shared garden square
- Outstanding local schools, colleges, hospitals and public services
- Close to local shops, restaurants, amenities and open spaces
- Access to the Midlands motorway network from Junction 4, M42
- Strong sense of community

5



Abbotsbury Court

6



Hestercombe House



*It's very relaxed.
People really
enjoy the area.
It's just easy to
live here.*



*For me it's all about the outside
spaces and relaxing walks along
the canal towpaths.*



*There's so much
choice of things to
do and I love the
fact that all the bars
and restaurants are
within such an easy
walking distance.*





Right On Your Doorstep

Dickens Heath is a thriving community that successfully combines all the necessities of modern living within a traditional village setting. The village's excellent primary school is within walking distance and local residents mix together with newcomers in the village hall or at regular events on the village green.

With its superb location next to Market Square, Garden Square East is just moments away from the bustling heart of the village with all its facilities and recreational activities. A selection of cafés and restaurants offer tempting hospitality and the local supermarket, independent shops, medical centre and library ensure that villagers have everything they could possibly need.

Surrounded by the peace and quiet of the local countryside, nature reserve and the Stratford-upon-Avon canal, the location and convenience of living in Dickens Heath ensures the village's popularity. Added to this, the new homes at Garden Square East will offer the latest in energy efficiency and will be amongst the first to benefit from BT's superfast fibre optic broadband, offering speeds of up to 300 megabytes per second for residents.



Welcome to Village Living





Out and About

The village's peaceful environment contrasts with its unbeatable links for commuters, highlighting it as the perfect location for accessing the M42, M40, M6, M1, Birmingham International Station and Airport as well as regular trains to Birmingham and London Marylebone.

This easy connectivity enables the excitement of Solihull and Birmingham to be close to hand, providing a range of attractions, both cultural and recreational and offering a choice of inspirational museums, art galleries, restaurants, independent shops and high street brands.



Welcome to Village Living





Touchwood Shopping Centre, Solihull



High Street, Solihull



Resorts World, Birmingham



GARDEN SQUARE EAST

SPECIFICATION AND FINISHING

GENERAL

Superstructure

A collection of individually designed and traditionally finished buildings including a variety of complementary quality materials. External walls are clad with a mixture of red and buff bricks and ashlar bar feature render, incorporating stone sills and feature stone banding where appropriate.

Roof

Traditionally constructed timber roofs with truss rafters and covered in a variety of high-quality roofing material including Marley Eternit Edgemere interlocking slate tile, Sandtoft 20/20 interlocking clay tile to pitched roofs and seamless cold liquid GRP applied membrane to flat roofs.

Windows

High-quality windows in white REHAU UPVC have chamfered profiles. All windows feature locking chrome handles, multipoint shoot bolt locking mechanisms, part-open locking and trickle ventilation.

French/Patio Doors

High-quality doors and frames with low threshold where applicable in white REHAU UPVC. All doors, glazed in soft low-e clear toughened glass, feature locking white handles, multipoint shoot bolt locking mechanisms and door restrictors.

Main Front Doors

Apartment building front doors feature an aluminium frame with powder coated finish, stainless steel pole handle and a latch lock with electronic release to interface with the door entry system.

Front doors to individual homes are high-quality doors and frames, with low threshold, where applicable, in white REHAU UPVC frames with Ludlow composite door, chrome slam shut lever pad, split spindle lock, chrome letter plate and door knocker. A fan light, above the door, is glazed in soft low-e clear toughened glass.

ENTRANCE LOBBIES

Well-appointed entrance lobbies with high-quality fixtures and fittings, featuring staircases with oak handrails and soft wood balustrades and newel posts painted gloss white.

Staircases and upper floor landings are carpeted and decorated to a high standard, featuring modern furnishings, light fittings and bespoke artwork.

APARTMENT INTERIORS

Internal Doors

High-quality Premium Horizontal 4 Line Moulded internal doors from Premdor finished in white satin wood paint with chrome lever handles. Cloakroom and shower room doors are fitted with chrome privacy locks.

Internal Joinery

High-quality lambs tongue moulded skirting boards and architraves painted brilliant white in a satin wood finish.

Master bedroom will feature full-height sliding wardrobe doors with option to purchase storage units and second bedroom wardrobe where applicable.

Heating

All apartments benefit from either:

- a gas fired central heating system with hot water provided by a fully automatic programmable combination boiler
- an all electric heating system with hot water provided by a Megaflo storage tank
- Amtec wet central heating system or Dimplex convection panel heaters

All radiators are individually thermostatically controlled.

Electrical

A generous provision of lighting, LED lamps, spot lights and pendant fittings with chrome finished switch plates and sockets. Shaver sockets fitted in all bathrooms and en-suites. All apartments wired to a communal sky satellite dish to provide TV/Sky connections in living rooms and bedrooms and feature state-of-the-art video entry control system.

Technology

Each apartment will be provided with state-of-the-art fibre optic connection point to the premises, to be activated by home owners on occupation, providing superfast internet connection speeds of up to 300 megabytes per second.

Kitchen

A British made Crown Kitchen, stylishly designed by No Thirty One, Knowle, with a range of fitted wall units and cabinets.

All kitchens feature:

- Integrated fridge/freezer
- Electrical single oven
- Stainless steel gas hob
- Integrated extractor hood with glass splashback below hood
- Integrated washer/dryer
- Plumbing and a space for an optional dishwasher (where space allows)
- 40mm laminate worktop with 100mm upstand
- High-quality Amtico First flooring

Bathrooms

Luxuriously appointed bathrooms, shower rooms and guest cloakrooms with sanitaryware from Twyford E100 sq range and X62 range taps and mixers. Master bathrooms/en-suites will feature Aqualisa thermostatically controlled CMD 200 f Bar shower over bath/shower tray. Second bathrooms will feature an Aqualisa thermostatically controlled Quartz Electric 10.5 kW shower over the bath.

Amtico First flooring to all wet rooms. Full-height Porcelanosa wall tiling around baths and showers with half-height tiling behind WC's and wash hand basin walls. All bathrooms and showers to feature a single mirror above the wash hand basin.

Plasterwork

All walls and ceilings are finished in smooth skimmed plasterboard. Main walls are painted Dulux Natural Calico with en-suites and bathrooms Dulux White Cotton. Ceilings are painted brilliant white throughout.

EXTERNALS

Parking

A secure basement car park with vehicular access from Gorcott Lane and pedestrian access from the car park to dwellings via a lift and staircase arriving in the development's central garden area.

Gardens and Terraces

The courtyard garden at the centre of the development will be beautifully designed providing high-quality amenity areas for the benefit of all residents. Private terraces will be finished in tegular block paving defined by powder coated metal railings. Communal paths will be tarmac and 4500mm x 450mm slabs will be used from Tobermore. The gardens will otherwise incorporate a quality soft landscaping scheme including lawn areas, planting and feature trees. Benches will be provided for the benefit of residents.



Specification: Please note that Elegant Homes operates a policy of continuous development and improvement and reserves the right to alter or amend the specification at any time without prior notice. Should a replacement be required it will be to an equal or higher standard.





Our Commitment

With twenty-five years experience of building beautiful homes in the finest locations across the West Midlands, it has been a particular honour to construct the final stage of Dickens Heath Village.

The development of Garden Square East has showcased the company's skills, experience and flair, creating a selection of stunning apartments and townhouses that offer unrivalled contemporary living in the heart of the village.

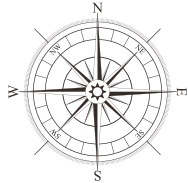
We're confident that you will be happy with your new home at Garden Square East and guarantee our commitment to providing you with the highest levels of quality, attention to detail and customer service - allowing you complete peace of mind when making such an important investment.



Welcome to Village Living

Perfect Location

GARDEN SQUARE EAST



For further details please contact our selling agents



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