

**BROAD OAKS**  
SOLIHULL



**A Christmas gift at  
Broadoaks**

Celebrating the completion of phase one at **Broadoaks** (Solihull).

**Reserve one of our remaining luxury apartments and receive all you need to enjoy and celebrate your new home.**

Promotion includes...

- Fully Furnished - Lounge, Kitchen, Bedroom
- Window Dressings
- Light Fittings
- Linen Pack
- Kitchen Utensil Pack
- WiFi for 12 months
- Amazon Prime for 12 months
- 50 inch TV
- £250 John Lewis Voucher

Reserve before 24/12/2020.

**To book a viewing**  
call **0121 744 4144** Option 3  
or email [newhomes@smart-homes.co.uk](mailto:newhomes@smart-homes.co.uk)

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# Be individual

**Broadoaks** is a private development of **83 brand new apartments**, situated in one of Solihull's most popular residential areas and within easy walking distance of the town centre.

The apartments are thoughtfully designed and highly specified, providing modern sophisticated living. With interior details expertly designed by our team of leading architects, from high quality fixtures and fittings to contemporary kitchens, your Broadoaks home is uniquely yours.

Within 10 minutes of leaving your apartment on foot, you could be browsing in John Lewis, shopping in Waitrose, exercising in the local leisure centre or walking in Tudor Grange Park. Broadoaks is well located, with Solihull Station just next door and Birmingham City Centre, just nine minute's by rail.

All apartments will be finished to an incredibly high standard, having the benefit of contemporary kitchens and bathrooms, as well as fob entry and video entry phone systems. In addition, there will be lifts to all floors, high-speed internet and car parking for both occupiers and guests.

Broadoaks provides a rare opportunity for modern sophisticated living in the heart of one of the UK's most sought-after locations. Each apartment has been individually created, making them perfect for the next generation of aspiring homeowners.



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# Exclusively desirable

**Solihull** has always held its head high as one of the **most desirable places to live** in the UK. Its popularity is thanks to its unique blend of great shopping and restaurants, local parks and leisure facilities, outstanding schools and central location.

Birmingham city centre is just nine minutes away by train and with the confirmed HS2 interchange near Birmingham International, the opportunity to make a sound investment in this part of the Midlands is clear. Being one of only a few urban centres connected by the new 345 mile high speed railway track, London, Leeds, Manchester and Sheffield will be much more accessible. As a Solihull resident, you could be in London in less than 40 minutes.

Planned for 2026, the HS2 interchange station will boost Solihull's appeal exponentially. With six tracks, the Station will accommodate five high-speed trains per hour in each direction, connecting Solihull quickly to the North and South. With a variety of carparking options, taxi ranks, bus stops, cycle storage, pedestrian bridge and a public plaza, it will truly be an interchange in name and nature. HS2 will bring economic growth, not only to Solihull but to its inhabitants and further secure the town's standing as one of the UK's most desirable property hotspots.

Staying closer to home, Solihull offers regular routes into Birmingham, direct trains to London and motorway links connecting you to every corner of the UK. Solihull can also boast having the NEC, NIA, Resort World, National Sea Life Centre, Jewellery Quarter and National Motor Museum on the doorstep.

## Superbly connected

- Birmingham International Airport: 5 miles
- Solihull train station: 2 minute walk connecting to Birmingham (9 mins); **Warwick** (15 mins); **Stratford upon Avon** (28 mins); and **London** (1 hr 38 mins)
- HS2 Interchange station (from 2026): connecting to **London Euston** and **Manchester** (under 40 mins)
- M42, Junction 5 (2.5 miles) with direct connections to M6, M6 Toll, M5, M40 and M1
- Local bus network to nearby villages such as **Knowle** and **Dorridge**



There is far more to Solihull than transport links. In this affluent historic town, Tudor houses sit alongside global shopping brands and fine dining restaurants neighbour corporate headquarters.

Solihull makes shopping easy – the incredibly popular Touchwood Shopping Centre features over 80 stores, including John Lewis, and more than 20 bars and restaurants. The High Street and Mell Square also offer many more shopping and dining opportunities from leading retailers, and plenty of local events such as farmer's markets and street fairs.

If you want some downtime, you can easily walk to the centre's two local parks. Brueton Park and Tudor Grange

feature cycle tracks, lakes and play areas. In fact, Solihull has 1500 acres of green space, parks and greenbelts and is internationally recognised with a green flag award. Aptly, Solihull's motto is *Urban Rural town* in the country.

The area also features a wealth of private gyms, swimming pool and sports clubs, including tennis, cricket and rugby. The local Tudor Grange leisure centre also has an impressive array of facilities.

Central Solihull is home to 10 infant and primary schools, four senior schools, two private schools, two preparatory schools and a sixth form college, as well as a whole host of private nurseries.

## Excellent education

- Two of the four senior schools have an Ofsted rating of 'Outstanding' (Tudor Grange Academy and St Peter's) while Alderbrook and Lodge Heath both have a 'Good' rating.
- The area's two private schools both have a pass rate of 100% at GCSE and at age 18.
- Nine of the 10 junior schools have been rated 'Outstanding' or 'Good' by Ofsted.
- Solihull School and Solihull College both have a longstanding reputation as fantastic education facilities.



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# Contemporary living

**Broadoaks** offers contemporary modern living within an established setting, coupled with the choice of a town or county lifestyle.

As you'd expect, your apartment will have a high speed internet connection and with a state of the art security system, your home will always be safe and secure.

First time buyers will be able to take advantage of the Government's Help to Buy Equity Loan scheme. Buyers will only need a 5% cash deposit and a 75% mortgage, as the Government will lend up to 20% and won't charge any loan fees for the first 5 years. So only a mortgage of 75% of the apartment value will be required.

## Development features

- An all **private development** with a choice of apartment styles
- Many apartments with **Juliette balconies**, **balconies** or **outside space**
- **Lift** serving each floor
- Allocated **car parking** and visitors' spaces
- **High quality specifications** throughout including modern contemporary designed kitchens and bathrooms
- **Video entryphone system**
- **ICW build warranty**
- **Help to Buy** available



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# Achieve your aspirations

A unique find in today's property market, **Broadoaks** provides contemporary modern living in the heart of one of the UK's most desirable places to live.

For work or pleasure, you can be in bright lights of Birmingham city centre, enjoying a local bistro brunch with friends or heading to the UK's capital in one hour and 40 minutes.

Existing buildings are being refurbished to the very highest quality standards to create the Broadoaks development of studios, 1 and 2 bedroom apartments. Having been designed to provide an exclusive lifestyle for all discerning home seekers – whether first time buyer, those wishing to upsize or downsize, or to those looking for a luxurious environment to enjoy later living.. it's all there, Broadoaks has something to suit everyone.



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## Site Map



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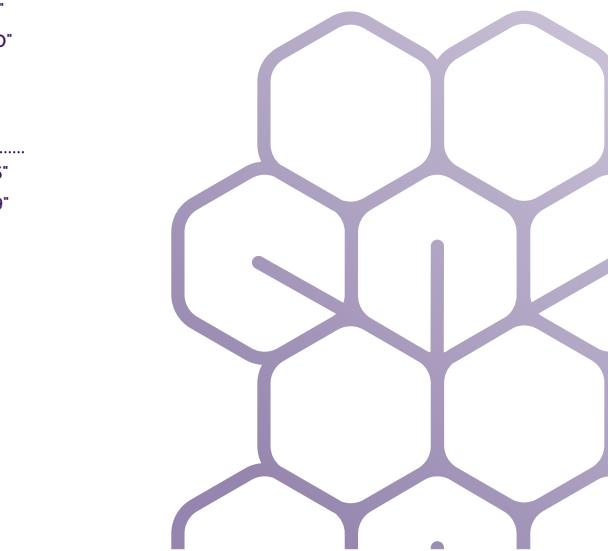




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Apartment	Metric	Imperial
Apartment 2		
Kitchen	3.3m x 2.8m	10' 9" x 9' 2"
Living	3.7m x 2.3m	12' 1" x 7' 6"
Bedroom	2.8m x 4.1m	9' 2" x 13' 5"
Apartment 9		
Kitchen	3.3m x 3.0m	10' 9" x 9' 10"
Living	3.7m x 3.8m	12' 1" x 12' 5"
Bedroom	3.2m x 4.4m	10' 5" x 14' 5"
Apartment 16		
Kitchen	3.1m x 2.5m	10' 2" x 8' 2"
Living	3.1m x 4.1m	10' 2" x 13' 5"
Bedroom	2.6m x 4.2m	8' 6" x 13' 9"
Apartment 23		
Kitchen/Living	4.2m x 4.5m	13' 9" x 14' 9"
Bedroom	2.2m x 3.1m	7' 2" x 10' 2"
Apartment 24		
Kitchen	3.3m x 3.7m	10' 9" x 12' 1"
Living	4.3m x 3.2m	14' 1" x 10' 5"
Bedroom	2.7m x 4.3m	8' 10" x 14' 1"
Apartment 25		
Kitchen	3.4m x 2.1m	11' 1" x 6' 10"
Living	3.8m x 4.8m	12' 5" x 15' 8"
Bedroom 1	2.7m x 4.8m	8' 10" x 15' 8"
Bedroom 2	3.3m x 3.7m	10' 9" x 12' 1"
Apartment 26		
Kitchen	2.9m x 3.0m	9' 6" x 9' 10"
Living	3.0m x 4.4m	10' 10" x 14' 5"
Bedroom	3.2m x 4.4m	10' 5" x 14' 5"
Apartment 11		
Kitchen	3.0m x 3.0m	9' 10" x 9' 10"
Living	3.0m x 4.4m	10' 10" x 14' 5"
Bedroom	3.2m x 4.4m	10' 5" x 14' 5"
Apartment 18		
Kitchen	3.0m x 4.1m	9' 10" x 13' 5"
Bedroom/Living	3.1m x 5.6m	10' 2" x 18' 4"
Apartment 19		
Kitchen	3.0m x 1.8m	9' 10" x 5' 10"
Bedroom/Living	4.1m x 6.0m	13' 5" x 19' 8"
Apartment 20		
Kitchen	2.1m x 4.0m	6' 10" x 13' 1"
Living	3.3m x 2.7m	10' 9" x 8' 10"
Bedroom	4.0m x 3.1m	13' 1" x 10' 2"
Apartment 21		
Kitchen	2.4m x 3.6m	7' 10" x 11' 9"
Living	4.5m x 4.1m	14' 9" x 13' 5"
Bedroom 1	4.9m x 2.9m	16' 0" x 9' 6"
Bedroom 2	3.3m x 2.4m	10' 9" x 7' 10"
Apartment 22		
Kitchen/Living	6.7m x 3.5m	21' 11" x 11' 5"
Bedroom	3.6m x 3.6m	11' 9" x 11' 9"
Apartment 15		
Kitchen	2.9m x 3.0m	9' 6" x 9' 10"
Living	3.4m x 3.6m	11' 1" x 11' 9"
Bedroom	2.7m x 4.2m	8' 10" x 13' 9"

Please note: Floor plans and measurements are taken from architect's construction drawings and therefore do not represent finished room sizes.







### Key

2 Bedroom Apartment

1 Bedroom Apartment

Studio Apartment

Metric

Imperial

Metric



**Apartment 301** Metric Imperial

Kitchen	3.3m x 1.9m	10' 9" x 6' 2"
Living	4.7m x 2.2m	15' 5" x 7' 2"
Bedroom	3.2m x 2.9m	10' 5" x 9' 6"

**Apartment 302** Metric Imperial

Kitchen	2.0m x 3.1m	6' 6" x 10' 2"
Living	3.2m x 3.9m	10' 5" x 12' 9"
Bedroom	3.7m x 4.2m	12' 1" x 13' 9"

**Apartment 303** Metric Imperial

Kitchen/Living	3.7m x 5.6m	12' 1" x 18' 4"
Bedroom	3.8m x 3.2m	12' 5" x 10' 5"

**Apartment 304** Metric Imperial

Kitchen/Living	4.7m x 4.7m	15' 5" x 15' 5"
Bedroom	4.7m x 2.6m	15' 5" x 8' 6"

**Apartment 305** Metric Imperial

Kitchen	3.0m x 3.1m	9' 10" x 10' 2"
Living	3.8m x 3.1m	12' 5" x 10' 2"
Bedroom	4.1m x 3.2m	13' 5" x 10' 5"

**Apartment 306** Metric Imperial

Kitchen	2.1m x 3.5m	6' 10" x 11' 5"
Living	4.7m x 4.0m	15' 5" x 13' 1"
Bedroom 1	4.7m x 2.5m	15' 5" x 8' 2"
Bedroom 2	3.5m x 2.8m	11' 5" x 9' 2"

**Apartment 306** Metric Imperial

Kitchen	2.1m x 3.5m	6' 10" x 11' 5"
Living	4.7m x 4.0m	15' 5" x 13' 1"
Bedroom 1	4.7m x 2.5m	15' 5" x 8' 2"
Bedroom 2	3.5m x 2.8m	11' 5" x 9' 2"

**Apartment 307** Metric Imperial

Kitchen	2.1m x 4.1m	6' 10" x 13' 5"
Living	3.5m x 2.8m	11' 5" x 9' 2"
Bedroom	4.0m x 3.3m	13' 1" x 10' 9"

**Apartment 308** Metric Imperial

Kitchen	2.5m x 2.8m	8' 2" x 9' 2"
Living	4.6m x 3.4m	15' 1" x 11' 1"
Bedroom 1	5.0m x 2.9m	16' 4" x 9' 6"
Bedroom 2	3.5m x 2.4m	11' 5" x 7' 10"

**Apartment 309** Metric Imperial

Kitchen/Living	3.8m x 5.6m	12' 5" x 18' 4"
Bedroom	3.2m x 3.5m	10' 5" x 11' 5"

Please note: Floor plans and measurements are taken from architects construction drawings and therefore do not represent finished room sizes.



# Specification

## General

- Lift giving access to all floors
- Heating via thermostatically controlled wall radiator
- Electric combi boiler
- Smooth panel internal doors with brushed steel furniture
- Double glazing
- Entry phone
- Selection of apartments with Juliette balcony/balcony/outside space
- Satin chrome downlighting throughout
- White matt finished walls and ceiling
- Electrical sockets in stainless steel finish
- Bathroom and kitchen extractors
- Zanussi washer/dryer to cloaks cupboard

## Living/Dining

- Wood laminate flooring, including hall
- TV/high speed internet (BT and Virgin) outlets in living area and bedrooms
- Telephone sockets

## Bathroom & Ensuites

- Ceramic floor tiling
- Full height ceramic wall tiles
- Bristan hour glass mixer tap
- Heated chrome towel rail
- Wall mounted mirror above vanity/basin unit
- Thermostatic shower over baths with glass screen
- Shower enclosure in ensuite if applicable with Just Trays Deep Stone shower tray
- Stainless steel toilet roll holder
- Shaver point

## Bedrooms

- Fully fitted carpeting
- Fully fitted wardrobes with mirrored sliding doors, shelf and rail

## Communal areas

- Entry phone
- Communal letterboxes
- Cycle store
- Landscaped communal courtyard area
- External lighting
- Parking and visitor spaces available
- Two passenger lifts
- Porcelain floor tiles to lobby area
- Raffia carpet tiles to communal corridors

## Kitchen

- Wood laminate flooring
- Range of contemporary high gloss kitchens with soft close drawers and doors
- Square edge worktops with matching upstands
- Zanussi stainless steel electric built in single oven
- Zanussi ceramic hob
- Zanussi integrated cooker hood
- Zanussi integrated 70/30 fridge freezer
- Zanussi integrated dishwasher
- 1 ½ sink and drainer with swan neck mixer tap
- Stainless steel splash back
- Under cupboard lighting

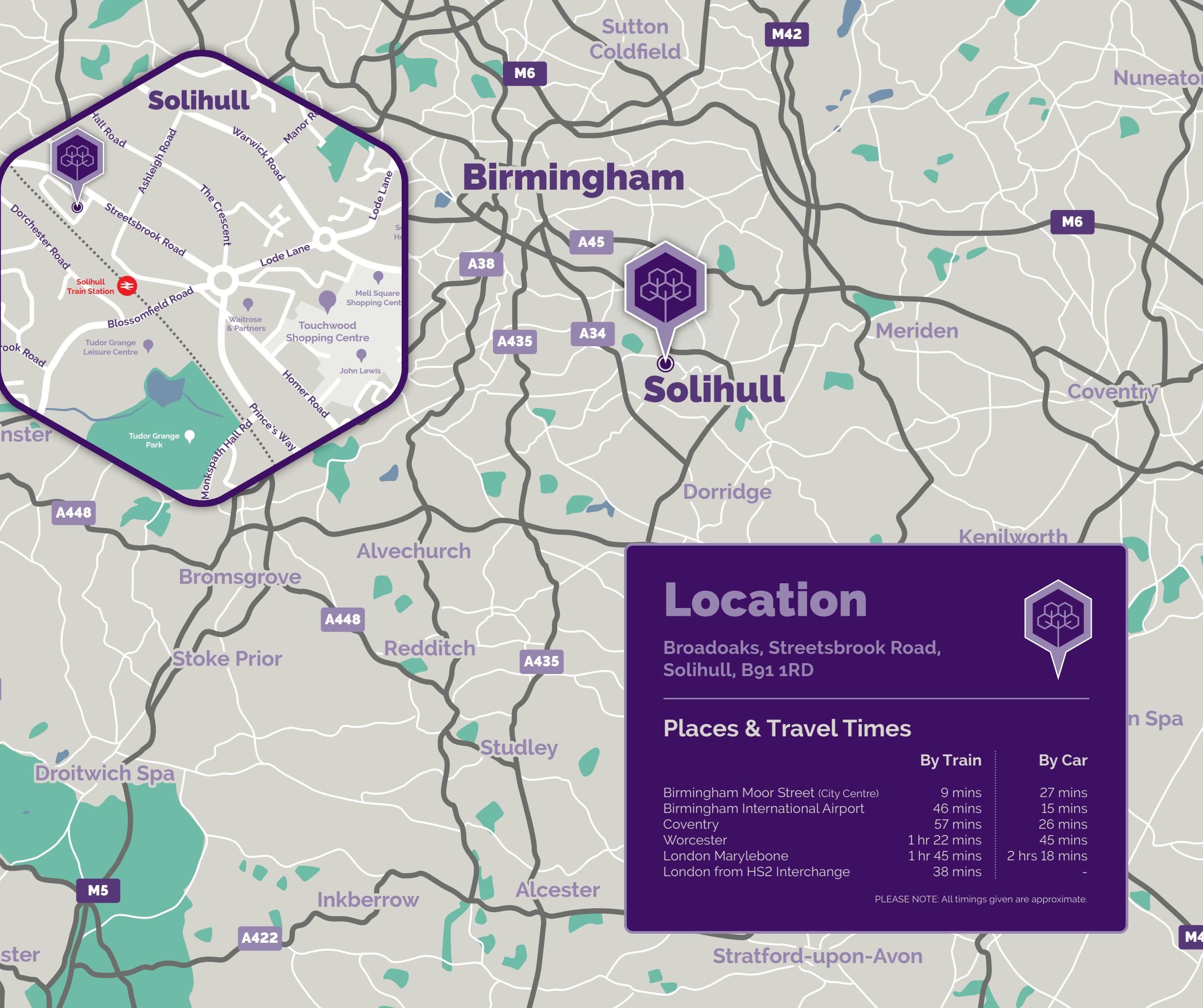
## Help to Buy Available

You could buy a brand-new apartment at Broadoaks with just a 5% deposit. The current popular Government-backed Help to Buy scheme is now available until 2021.

- You only need a **5% deposit**
- The government lends you up to **20% of the value of the property**
- The loan is **interest-free for 5 years**
- You then only need a **75% mortgage**



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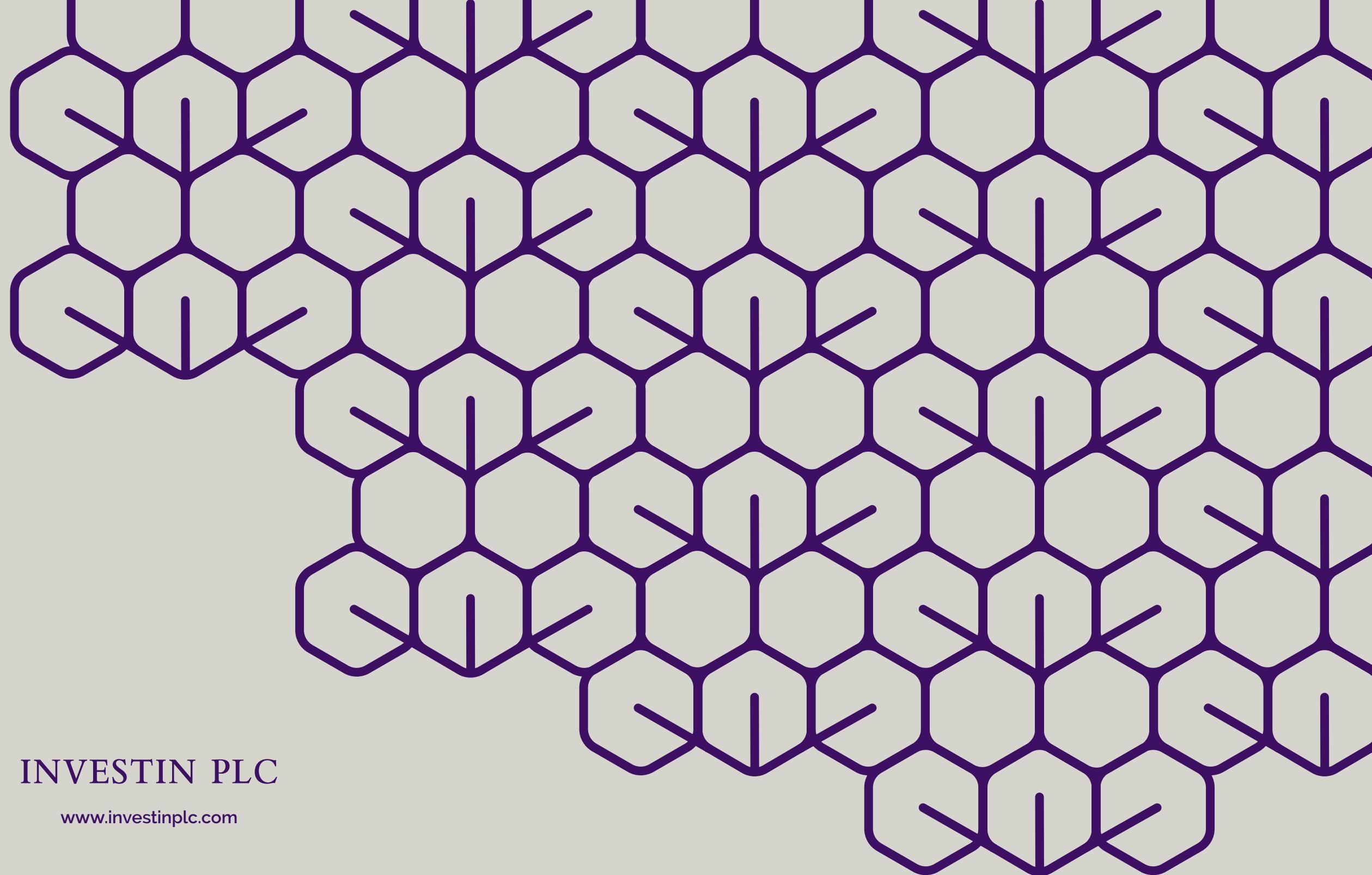
## Location

Broadoaks, Streetsbrook Road,  
Solihull, B91 1RD

## Places & Travel Times

	By Train	By Car
Birmingham Moor Street (City Centre)	9 mins	27 mins
Birmingham International Airport	46 mins	15 mins
Coventry	57 mins	26 mins
Worcester	1 hr 22 mins	45 mins
London Marylebone	1 hr 45 mins	2 hr 18 mins
London from HS2 Interchange	38 mins	-

PLEASE NOTE: All times given are approximate.



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