VILLAGE MEWS

SOLIHULL

WELCOME TO

VILLAGE MEWS

Village Mews is an exclusive development of ten brand new homes located within the heart of the ever popular Marston Green, Solihull. Village Mews offers a mix of two, three and four bedroom homes which will be finished to the highest of standards throughout and have been designed to propose the perfect blend of modern life with traditional build.

VILLAGE MEWS

Elmdon Road, Solihull , B37 7BT
A prestigious new development of just ten executive houses.

SPECIFICATION

- Quartz or Laminate worktops to kitchen
- Integrated cooking appliances
- Fully fitted bathrooms
- Karndean flooring downstairs & bathrooms
- Bathroom walls full/half height tiling
- Plots 1-3 benefit from underfloor heating downstairs
- Virgin fibre optic cabling for superfast broadband connection
- Front and rear gardens turfed
- ICW 10 Year Guarantee warranty

LIVING IN

MARSTON GREEN

Positioned within walking distance of Marston Green railway station and local amenities, this exciting new development will be perfectly placed for the incoming HS2, making travel to London and other locations even easier and faster than ever before. Birmingham Airport, Solihull Town Centre and Birmingham City Centre are also all within easy reach from one of the borough's most sought-after locations, Marston Green.

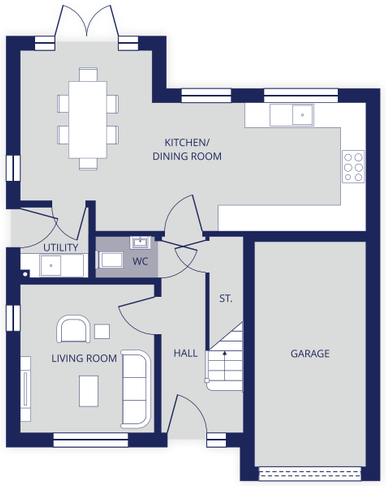
Resorts World

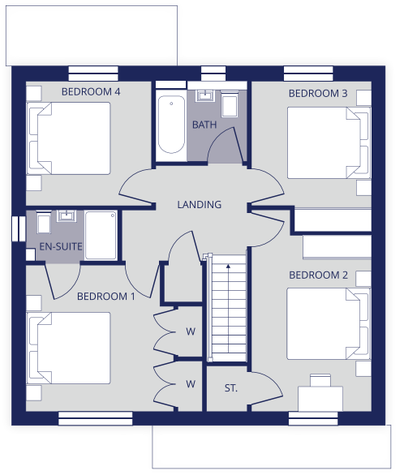
The Clock, Marston Green

Marston Green Train Station

PLOTS 1 - 3

FOUR BEDROOM
DETACHED HOMES





GROUND FLOOR

Living Room	3.25m x 3.55m
Kitchen/Dining Room	8.22m x 4.42m
Garage	2.66m x 5.16m

FIRST FLOOR

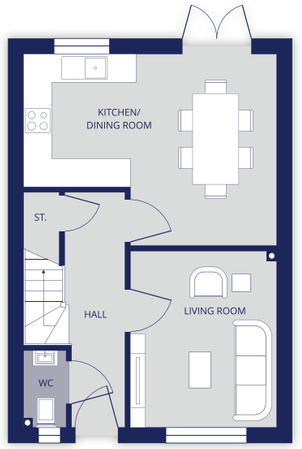
Bedroom 1	4.22m x 3.50m
Bedroom 2	2.86m x 4.22m
Bedroom 3	2.86m x 3.60m
Bedroom 4	3.00m x 3.00m

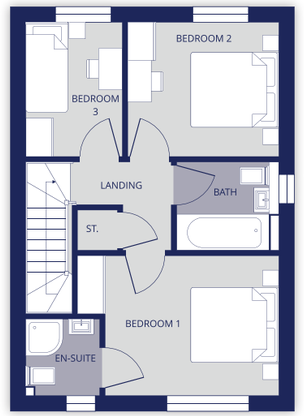
* Please note: Plots are handed. These dimensions are measured from the widest point of the room (not diagonal). All dimensions given are approximate and are shown width x length. Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%.

VILLAGE MEWS

PLOTS 4 - 6

THREE BEDROOM
SEMI & DETACHED HOMES





GROUND FLOOR

Living Room	3.20m x 3.85m
Kitchen/Dining Room	5.52m x 4.16m

FIRST FLOOR

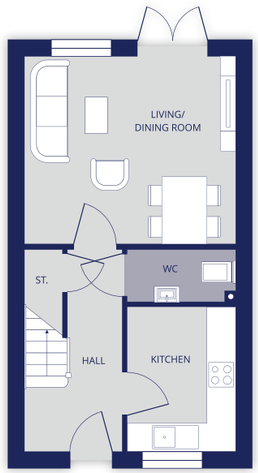
Bedroom 1	4.41m x 3.08m
Bedroom 2	3.31m x 2.93m
Bedroom 3	2.14m x 2.93m

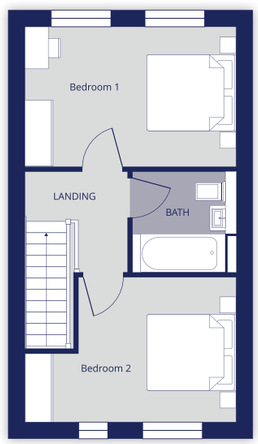
* Please note: Plots are handed. Floor plate depicts Plot 4 internals. Plots 5 and 6 may differ slightly. These dimensions are measured from the widest point of the room (not diagonal). All dimensions given are approximate and are shown width x length. Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%.

VILLAGE MEWS

PLOTS 7 - 10

TWO BEDROOM
TERRACED HOMES





GROUND FLOOR

Living Room	4.27m x 3.76m
Kitchen/Dining Room	2.20m x 2.90m

FIRST FLOOR

Bedroom 1	4.27m x 2.82m
Bedroom 2	4.27m x 2.90m

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LOCAL AMENITIES

TRAVEL LINKS

Marston Green Train Station	0.5 Miles
Birmingham International Train Station	2 Miles
Birmingham Airport	2.7 Miles

EDUCATION

Marston Green Junior School	0.3 Miles
Grace Academy Solihull	1.1 Miles
Marston Green Infant Academy	0.5 Miles

HEALTHCARE

Brooklands Hospital	0.6 Miles
Bosworth Medical Centre	2 Miles

SPORTS & LEISURE

Birmingham Bullring	14.5 Miles
Bear Grylls Adventure	2.5 Miles
NEC	1.6 Miles
Hatchford Brook Golf Club	4.8 Miles
Inflata Nation Inflatable Theme Park	3.6 Miles

SUPERMARKETS

Morrisons	4.1 Miles
Aldi	4.1 Miles
Asda	1.8 Miles
Lidl	1.8 Miles

FOR ALL ENQUIRIES PLEASE CONTACT
BURCHELL EDWARDS (CASTLE BROMWICH):
0121 749 7888
castlebromwich@burchelledwards.co.uk

Every care has been taken with the preparation of any property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. When the houses are constructed, the rooms will be measured and purchasers will be advised of any alterations. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.

*Help to Buy is offered on the two bedroom homes only providing they are priced below the government area threshold of £255,600. Reservations are available off plan and will be taken on a first come, first served basis.