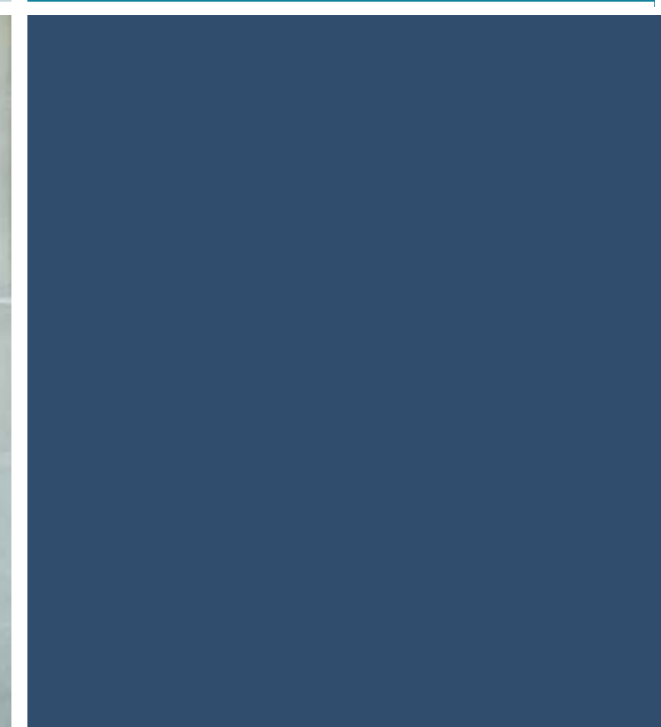
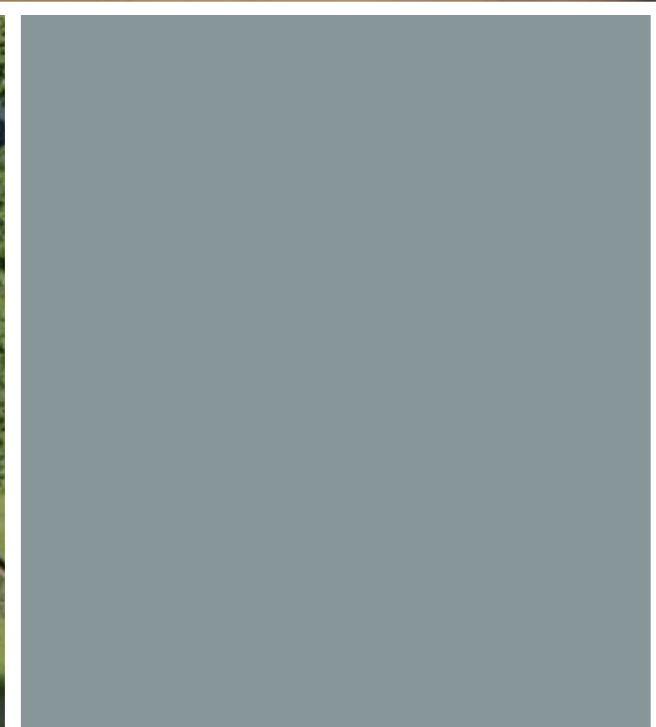




# Pastures

*Tidbury Green* // New





Live on the  
threshold between  
the town and the  
countryside

# Pastures *Tidbury Green* // New

A collection of just nine detached new homes in a brand new and quiet cul-de-sac snuggled in the leafy Silhillian village of Tidbury Green.

Set for completion in 2025, **Pastures New** will offer a sought-after collection of five, 3-bedroom *Dormer* style bungalows and four, 2-bedroom *Classic* style bungalows to provide a choice variety of living options.

Naturally, all plots will feature our signature specification throughout, including, feature flooring, fitted bedrooms, luxurious bathrooms and breathtaking kitchens.

Outside, handsome block-paved driveways, well-finished garages and landscaped front and rear gardens mean all you need to do is unpack...  
- *and voila* - your brand-new home

Moreover, a 10-year warranty offers you the ultimate peace of mind for the years to come.

*Shopping. Commuting. Countryside walks.*

Pastures New is just minutes away from the best of both; the urban and the rural.



*stunning  
kitchen  
& living  
areas*



*unwind  
in your  
cozy new  
lounge*



Start  
and end  
your day  
the perfect  
way





1

2

3

4

5

6

7

8

9

# Spec//tacular

From stunning Porcelain floortiles, 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 with contemporary chrome door handles & hinges
- 80% Wool Carpets in bedrooms, stairs and landing & lounge.
- UPVC double-glazed windows
- Feature Bifolds (as indicated on floor plans)

## Kitchen Area

- Feature Granite or Quartz worktops
- Contemporary, soft-close kitchen units
- Fully Integrated appliances including combined fridge & freezer, dishwasher, electric hob, washer and dryer, electric oven and feature extractor
- Complementary under-unit and kickboard LED lighting
- Porcelain tiled floor continuous from hallway
- Ceiling LED Down lighters
- Underfloor Heating

## Hall & Landing

- Welcoming Porcelain tiled floor
- Oak Banister

## Bathrooms & Ensuites

- High-quality sanitary wear with vanity style sink unit
- Oversized, monsoon style shower cubicles and showers over baths
- Feature ceramic tiled or *Karndean* flooring
- Hand-picked, ceramic feature wall tiles
- Extractor fan
- LED low voltage inset accent ceiling lights
- Centrally heated, designer anthracite towelrail
- Obscure double-glazed windows

## Lounge

- Widescreen TV ready' wall trusses
- Ceiling light pendant white plus accent LED ceiling lights.
- Underfloor heating

## Bedrooms

- Double power sockets
- 80% wool blend carpets.
- 'Widescreen TV ready' wall trusses

## Outside

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

## Electrical & Plumbing

- TV points in Lounge, Kitchen and Bedrooms
- Brushed Steel or similar plug sockets & switches
- Pendant lights in Lounge and to all bedrooms
- Hard wired smoke alarms (with battery backup)
- SAP compliant air-source heat pump
- Microbore plastic pipe protruding from walls behind radiators to avoid unsightly view of pipes
- Thermostatic controlled radiators



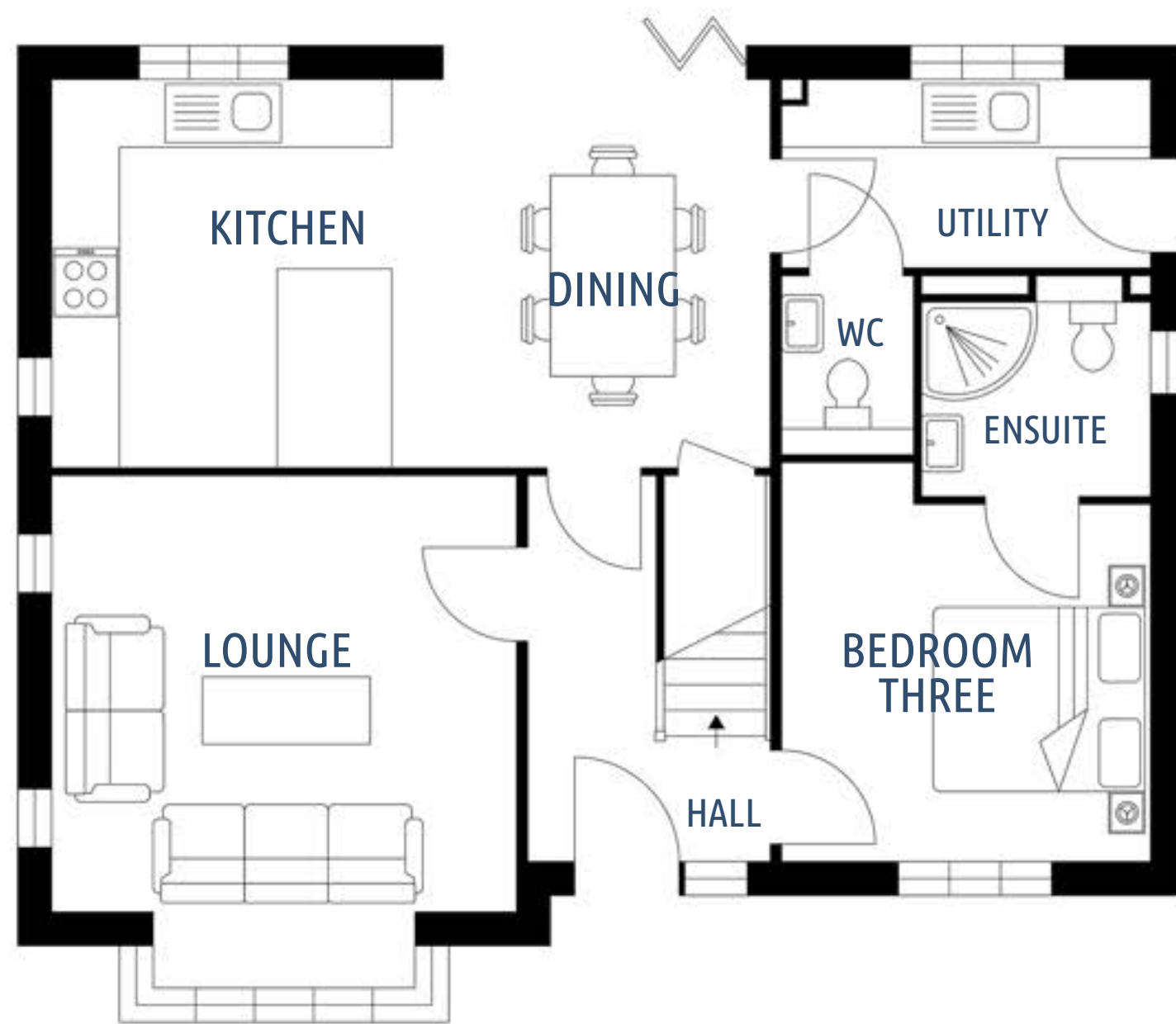
# The Avermore

THREE BEDROOM DORMER BUNGALOW

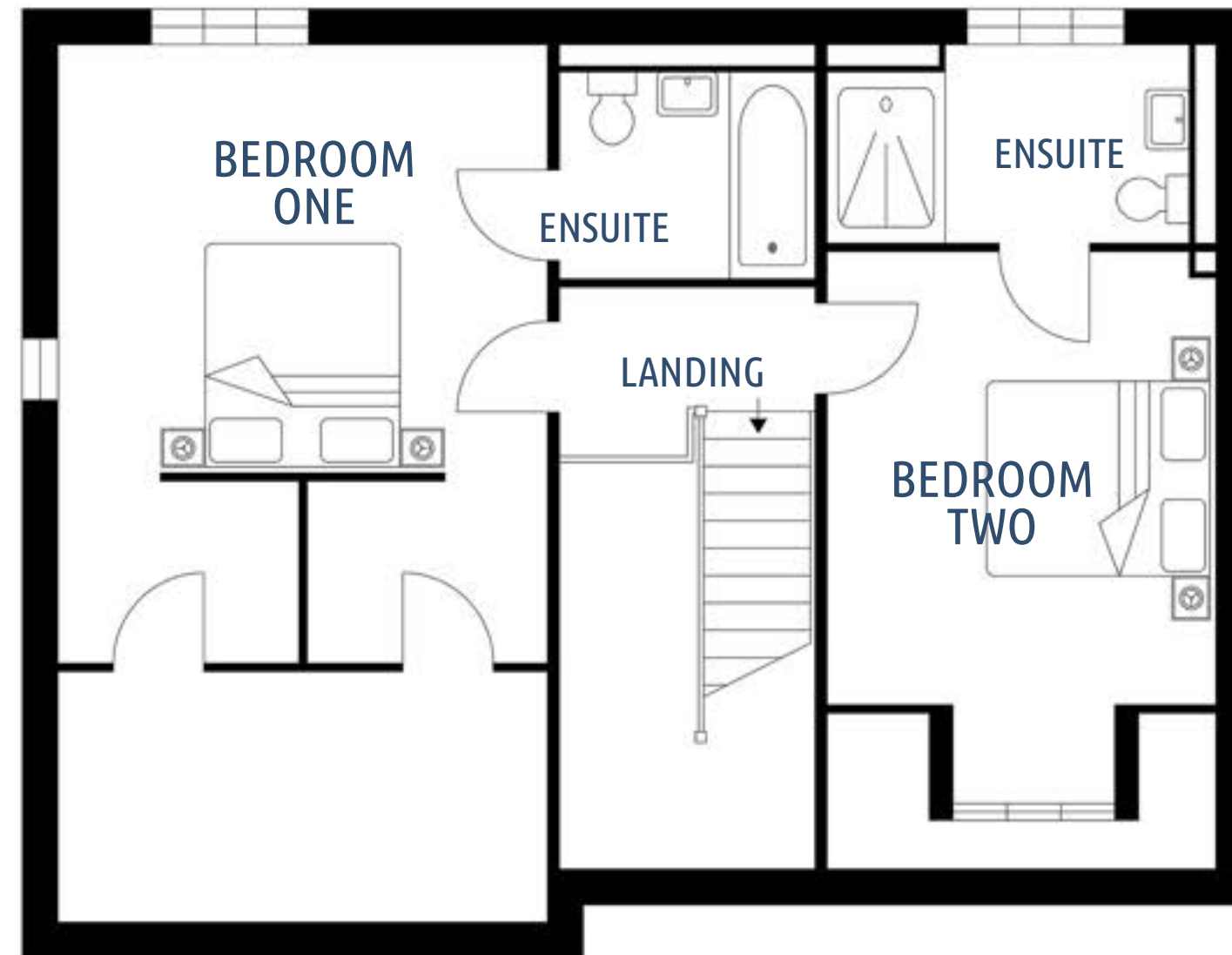


# The Avermore

THREE BEDROOM DORMER BUNGALOW



Ground Floor



First Floor

## Ground Floor

Hallway

Lounge 4,542mm x 4,123mm (14'11" x 13'6")

Kitchen & Dining Room 6,376mm x 3,448mm (20'11" x 11'4")

Utility

Bedroom Three 3,273mm x 3,166mm (10'9" x 10'5")

Ensuite

## First Floor

Landing

Bathroom

Bedroom One 4,124mm x 3,604mm (13'6" x 11'10")

Ensuite

Bedroom Two 3,273mm x 3,816mm (10'9" x 10'5")

Garage 3,273mm x 6,085mm (10'9" x 20'0")

*Availability: Plot One*

*Interested?*

Call 0121 744 4144 opt 3

Email [newhomes@smart-homes.co.uk](mailto:newhomes@smart-homes.co.uk)



The listed specification & drawings may subject to change and should be verified by your solicitor - as such, this document does not form part of any contract

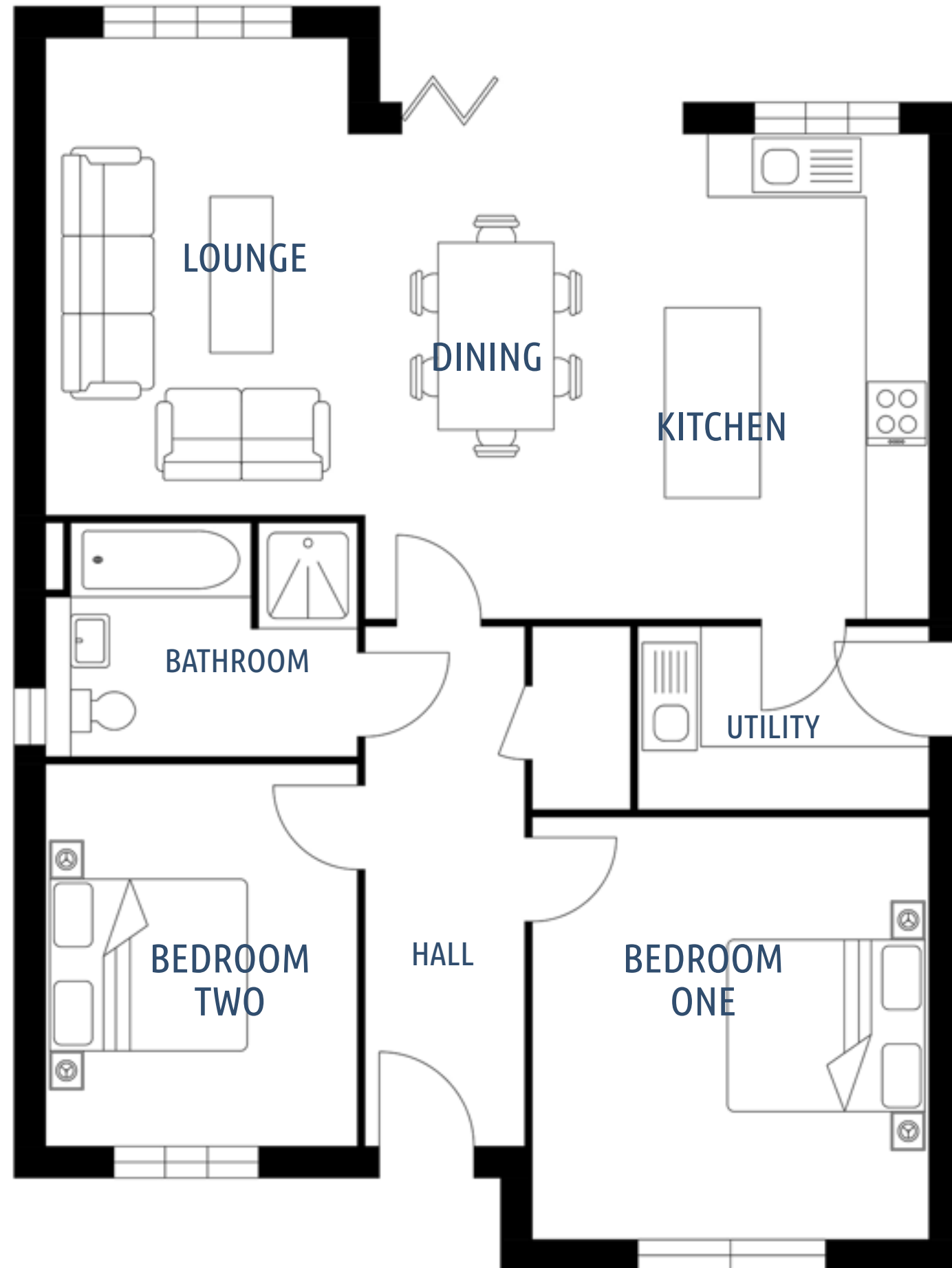
# The Rosewood

TWO BEDROOM CLASSIC BUNGALOW



# The Rosewood

TWO BEDROOM CLASSIC BUNGALOW



Note: Plots 3 & 5 have a mirrored layout

Hallway  
Living Kitchen & Dining 8,399mm x 4,626mm (27'7" x 15'2")  
Utility  
Bedroom One 3,777mm x 4,040mm (12'5" x 13'3")  
Bedroom Two 2,965mm x 3,725mm (9'9" x 12'3")  
Bathroom  
  
Garage 3,273mm x 6,085mm (10'9" x 20'0")

Availability: Plots 2, 3, 4 & 5



Interested?

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Email [newhomes@smart-homes.co.uk](mailto:newhomes@smart-homes.co.uk)

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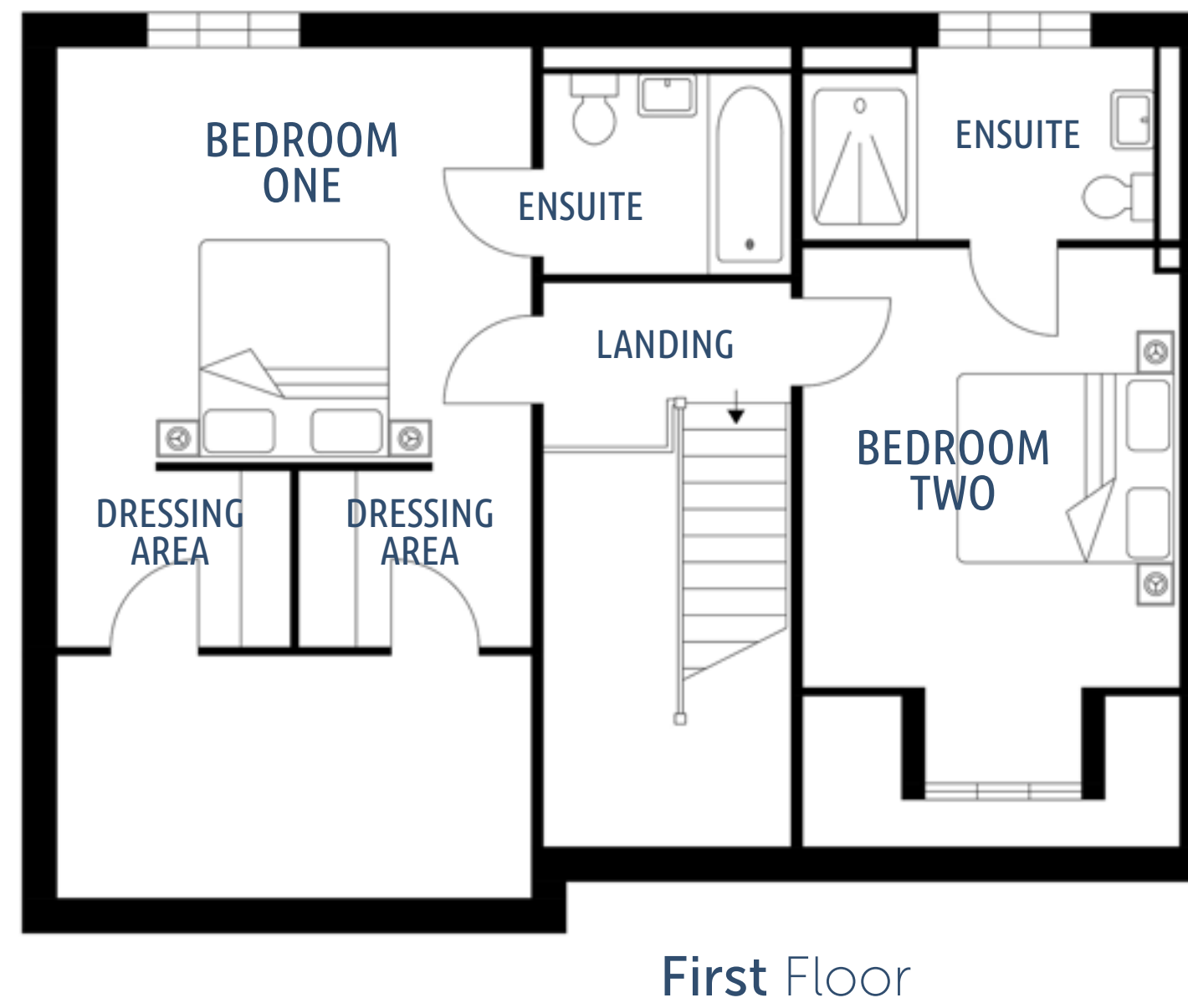
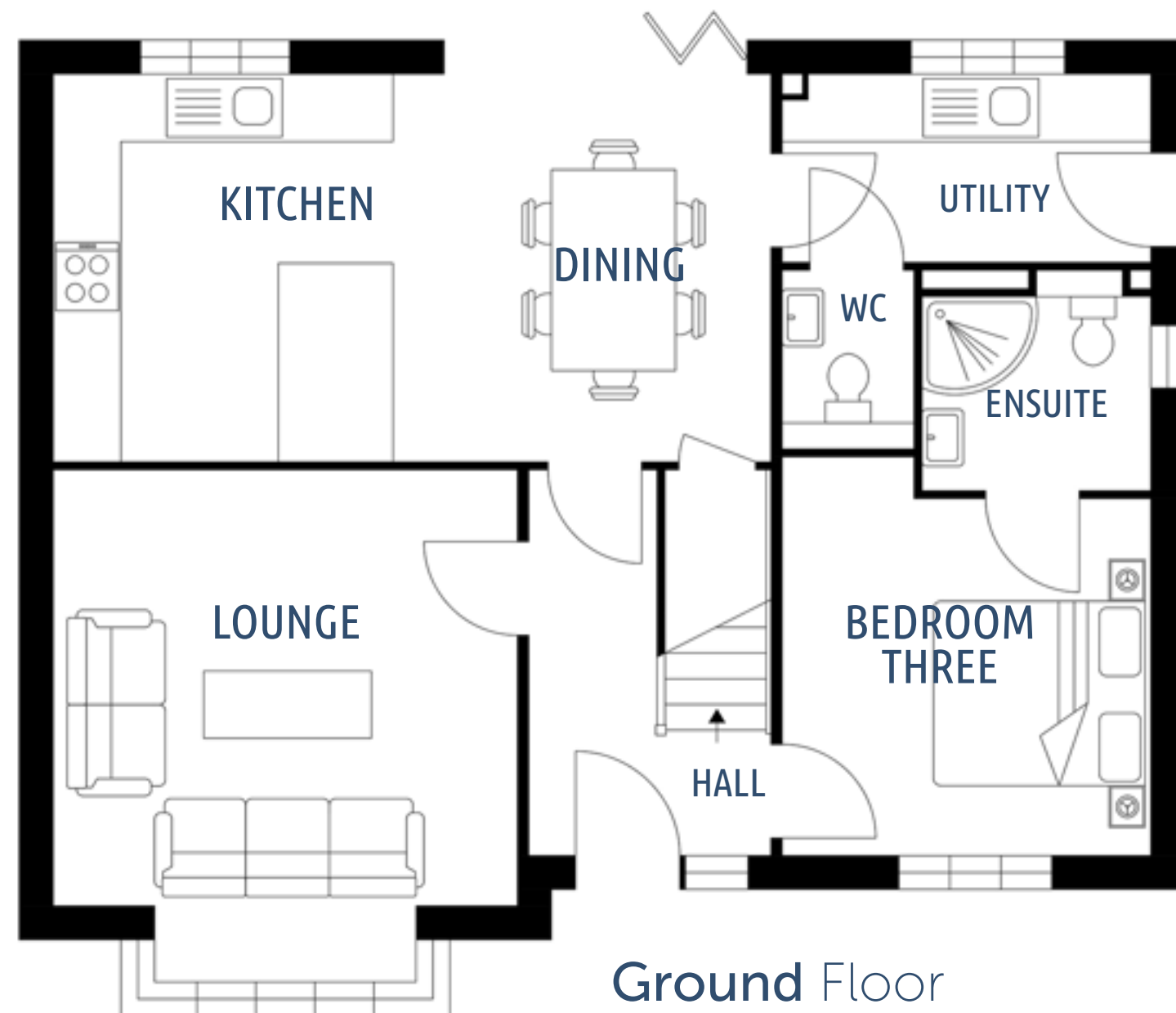
# The Aylesbury

THREE BEDROOM / DORMA BUNGALOW



# The Aylesbury

## THREE BEDROOM DORMER BUNGALOW



Note: Plots 6 & 9 have a mirrored layout  
Plot 9 offers a double width garage

### Ground Floor

Hallway

Living Room 4,349mm x 4,767mm (14'3" x 15'8")

Kitchen & Dining Room 6,601mm x 3,449mm (21'8" x 11'4")

Utility

Bedroom Three 3,385mm x 3,291 mm (11'1" x 10'10")

Ensuite

### First Floor

Bedroom One 4,349mm x 3,604mm (14'3" x 11'10")

His & Hers Dressing Areas 2,138mm x 1,755mm (7'0" x 5'9")

Ensuite

Bedroom Two 3,385mm x 4,844mm [into bay] (11'1" x 15'11")

Ensuite

Garage 3,273mm x 6,085mm (10'9" x 20'0")

\* into bay

*Availability: Plots 6, 7, 8 & 9*

# Interested?

Call 0121 744 4144 opt 3

Email [newhomes@smart-homes.co.uk](mailto:newhomes@smart-homes.co.uk)



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*The Aylesbury* Plots 7, 8 & 9



Sat Nav to here  
Beech Fields Place  
Solihull B90 1UT

*Perfectly located...*

- ▶ **1/3 mile** Wythall Train Station and local store
- ▶ **1.1 miles** Post Office (Wythall)
- ▶ **1.3 miles** Dickens Heath Village
- ▶ **2.7 miles** M42 Junction 3
- ▶ **3.3 miles** Parkgate, Shirley
- ▶ **5.9 miles** Touchwood, Solihull
- ▶ **12.1 miles** Birmingham International





## *Building homes with personality...*

Kingslea Homes is a family run business who for 18 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...



# Pastures *Tidbury Green* // New *by*



*Interested?*

Call 0121 744 4144 opt 3  
Email [newhomes@smart-homes.co.uk](mailto:newhomes@smart-homes.co.uk)



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**NEW HOMES**