

PARK  MEWS

LODE LANE
SOLIHULL



Park Mews, welcome home

Welcome to Park Mews,
a collection of individually
designed homes just
moments away from Solihull
Town Centre.

Accessed via a secure gated driveway from Lode Lane, Park Mews enjoys a delightful courtyard setting with views of green parkway to the east. The development comprises nine homes, six well designed new builds and three carefully considered conversions.

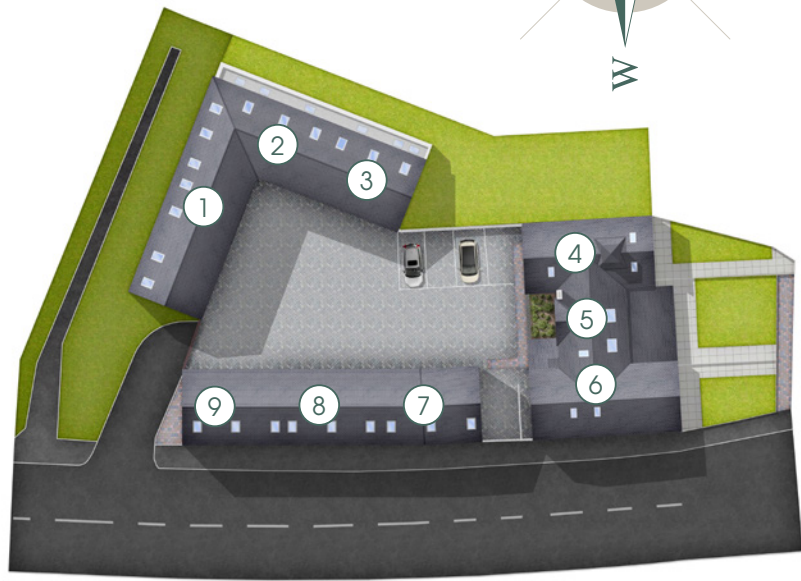
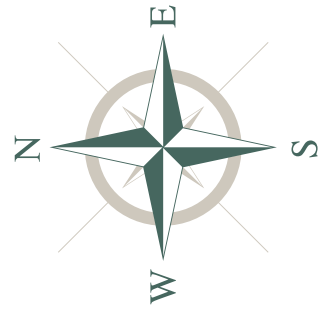
Park Mews offers the perfect blend of secluded and private exclusivity with convenience and ease of access to the hustle and bustle of today's living.

Welcome home.

Computer generated
artist's impression
- Plot 5



Site plan



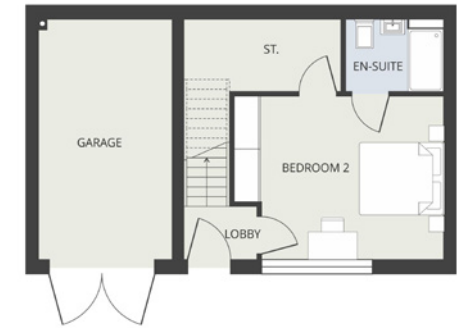
Computer generated artist's impression

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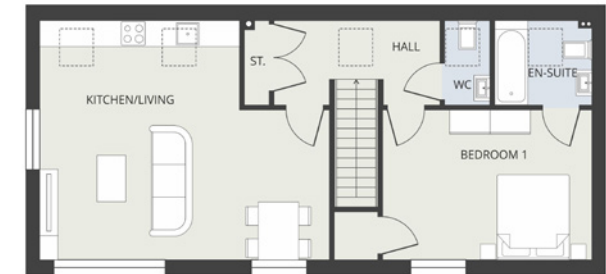
Plot 1



Ground floor



First floor



Ground floor

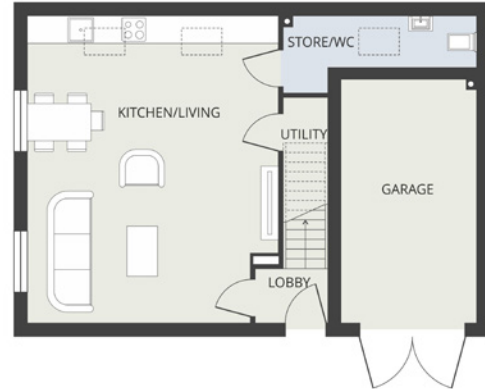
Bedroom 2	11'02" x 15'01" ^(max)	3.40m x 4.60m ^(max)
Store	05'03" x 07'10"	1.60m x 2.40m

First floor

Kitchen/Living	17'09" x 21'04" ^(max)	5.40m x 6.50m ^(max)
Bedroom 1	11'04" x 15'03"	3.45m x 4.65m

Plot 2

Ground floor



First floor



Ground floor

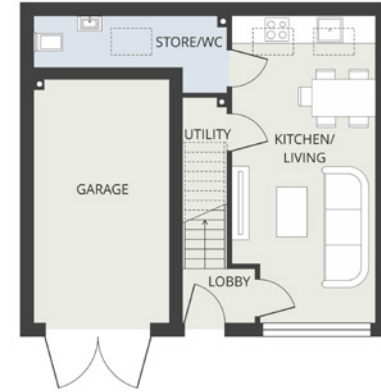
Kitchen/Living	18'04" x 29'00"	5.60m x 6.85m
Utility	03'03" x 04'11"	1.00m x 1.50m
WC/Store	11'01" x 03'07"	4.30m x 1.10m

First floor

Bedroom 1	12'00" x 08'08"	3.65m x 2.65m
Bedroom 2	10'06" x 10'02"	3.20m x 3.10m
Bedroom 3	08'02" x 08'08"	2.50m x 2.65m

Plot 3

Ground floor



First floor



Ground floor

Kitchen/Living	10'06" x 23'00"	3.20m x 7.00m
Utility	03'03" x 04'11"	1.00m x 1.50m
WC/Store	14'01" x 03'07"	4.30m x 1.10m

First floor

Bedroom 1	10'08" x 10'02"	3.25m x 3.10m
Bedroom 2	10'06" x 10'02"	3.20m x 3.10m

Plot 4*



Ground floor



First floor



* Conversion

Ground floor

Kitchen/Living	16'01" x 15'09"	4.90m x 4.80m
Bedroom 1	16'01" x 10'06"	4.90m x 3.20m
Store	03'03" x 02'07"	1.00m x 0.80m

First floor

Bedroom 2	12'06" x 08'10"	3.80m x 2.70m
Store	04'09" x 06'07"	1.45m x 2.00m
Bedroom 3	09'06" x 16'05"	2.90m x 5.00m

Plot 5*

Ground floor



First floor



* Conversion

Ground floor

Kitchen/Living	11'10" x 22'04"	3.60m x 6.80m
Store off Kitchen	05'03" x 07'07"	1.60m x 2.30m
Bedroom 1	11'02" x 12'10"	3.40m x 3.90m
Store off Hall	03'03" x 03'03"	1.00m x 1.00m

First floor

Bedroom 2	16'09" x 12'10"	5.10m x 3.90m
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Plot 6*

SOLD

Ground floor



First floor



* Conversion

Ground floor

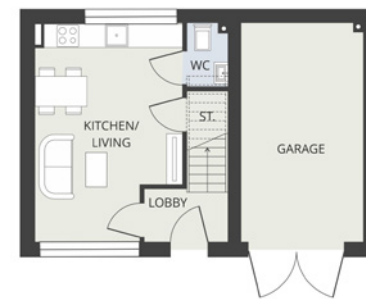
Kitchen/Living	17'05" x 15'09"	5.30m x 4.80m
Bedroom 1	12'06" x 09'11"	3.80m x 3.00m
Store	02'07" x 03'03"	0.80m x 1.00m

First floor

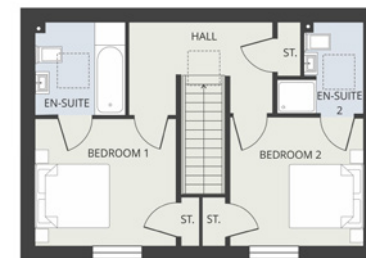
Bedroom 2	20'00" x 15'09"	6.10m x 4.80m
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Plot 7

Ground floor



First floor



Ground floor

Kitchen/Living	11'06" x 18'01"	3.50m x 5.50m
Store	03'03" x 03'03"	1.00m x 1.00m

First floor

Bedroom 1	11'06" x 10'02"	3.50m x 3.10m
Bedroom 2	10'06" x 10'02"	3.20m x 3.10m

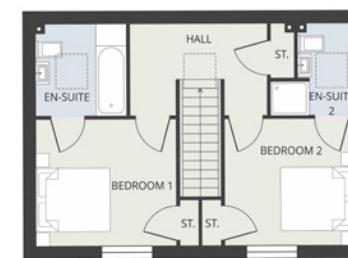
Plot 8

SOLD

Ground floor



First floor



Ground floor

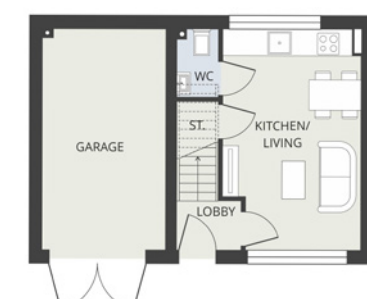
Kitchen/Living	11'02" x 18'01"	3.40m x 5.50m
Store	03'03" x 03'03"	1.00m x 1.00m

First floor

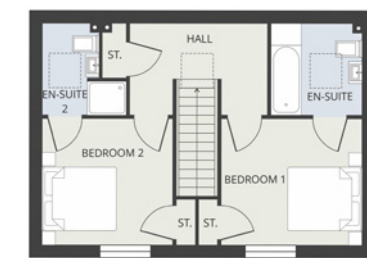
Bedroom 1	11'02" x 10'02"	3.40m x 3.10m
Bedroom 2	10'06" x 10'02"	3.20m x 3.10m

Plot 9

Ground floor



First floor



Ground floor

Kitchen/Living	11'02" x 18'04"	3.40m x 5.60m
Store	03'03" x 03'03"	1.00m x 1.00m

First floor

Bedroom 1	11'02" x 10'02"	3.40m x 3.10m
Bedroom 2	10'06" x 10'02"	3.20m x 3.10m

Specification

KITCHEN

- Bespoke kitchens designed by Benchmark for St Bernards Residential
- Sherwood range wall and base units with two adjustable shelves in all wall units
- ▲ Oxford range wall and base units with two adjustable shelves in all wall units
- Soft closing doors and drawers
- Cutlery insert drawer
- Pewter effect ironmongery
- Integrated Neue washing machine, dishwasher and fridge freezer (this varies per plot on the conversions)
- Zanussi single fan oven
- 4 ring gas hob on black glass with enamel supports
- Onyx stainless steel undermounted sink with Chantilly Monoblock chrome mixer tap
- ▲ Topaz 1.5 litre stainless steel inset sink with Chantilly Monoblock chrome mixer
- Stainless steel 3 speed extraction hood
- Slabtech worktop with integrated AluSplash splashback
- ▲ Choice of Solid Herregards oak or Slabtech worktop with Herregards oak or AluSplash splashback
- Manufacturer's lifetime guarantee on all cabinets and soft close drawers, covering defects in workmanship and materials

BATHROOM AND EN-SUITES

- White contemporary sanitaryware by Vitra
- Chrome fittings by Hansgrohe to include basin and bath mixer taps (where applicable)
- ▲ Classic white sanitaryware by Hemsworth
- ▲ Colonial Basin Pillar chrome fittings by Bristan to include basin and bath mixer taps (where applicable)
- Nuance single ended bath with pop up waste and deluxe white bath panel with curved clear bath screen above (where applicable)
- Standalone shower with low profile shower tray, chrome framed sliding shower door and Hansgrohe thermostatic shower mixer system (where applicable)
- ▲ Standalone shower with low profile Instinct shower tray, chrome framed sliding shower door and Bristan Colonial thermostatic single lever shower valve and riser kit and head (where applicable)
- Multi-rail towel warmer to bathrooms and en-suites
- ▲ Multi-rail Instinct chrome towel rail with angled radiator valves to bathrooms and en-suites
- Full height Porcelenosa ceramic tiling to shower enclosures
- Porcelenosa ceramic floor tiles to all bathrooms and en-suites

FINISHES & FEATURES

- Solid oak external and internal doors
- Stainless steel ironmongery
- Gas fired central heating throughout
- Single storage cupboards to bedrooms with hanging rail (where applicable)
- Additional store cupboard to first floor landing (where applicable)

EXTERNAL DETAIL

- Integrated remote controlled up-and-over garage doors with oak finish
- ▲ Dedicated parking space close to property
- ▲ Full height feature double doors to private rear garden
- ▲ Private rear garden laid to grass with paved patio area and separate pedestrian rear access
- Painted timber double glazed window frames and doors
- Secure gated entry system with audio access system and remote control fobs
- Shared private courtyard
- External light adjacent to front door

MEDIA & COMMUNICAITONS

- Sky and BT provision to living room

ELECTRICAL & LIGHTING

- Contemporary white sockets and switches throughout
- LED down lighters to all rooms (excluding garage)
- Heat and smoke detectors

ENVIRONMENTAL DETAILS

- A-rated appliances throughout
- Double glazed painted timber windows providing a high level of thermal insulation and reduced heat loss
- Energy efficient thermostatically controlled gas central heating with Intergas Rapide combi boiler

SECURITY & PEACE OF MIND

- 10 year Checkmate warranty
- Dusk to dawn external sensors outside each property
- Secure entrance to private courtyard

- KEY
- New build & conversion
 - New build
 - ▲ Conversion

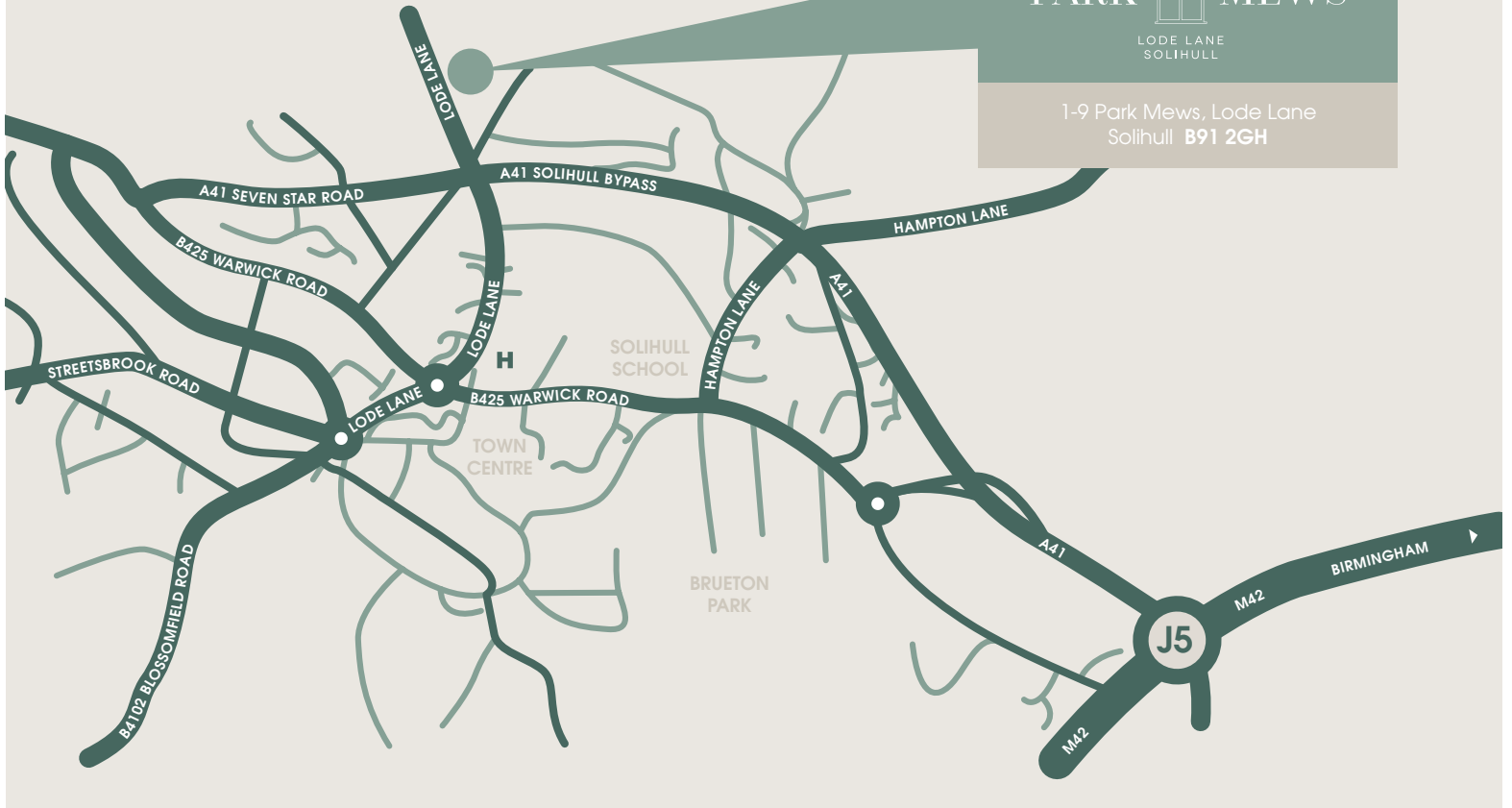


Computer generated artist's impression - Plot 2

Location

PARK  MEWS
LODE LANE
SOLIHULL

1-9 Park Mews, Lode Lane
Solihull B91 2GH



St_Bernards
Residential



To find out more information
or to arrange a viewing, please
contact **Smart Homes:**

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newhomes@smart-homes.co.uk



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