



INDEX HOMES

## ROSAMBEVE COURT

Former 227, Church road, Yardley Birmingham, B25 8UR  
A collection of 4 and 5 bedroom homes

# ABOUT ROSAMBEVE COURT

These family homes are 4 & 5 bedrooms properties with a high level of specification and finishes. These new homes feature modern fitted kitchens and modern bathroom suites, semi-detached and detached variations. With an impressive range of house styles to choose from, Index homes will surely appeal to a wide audience of buyers including families and first time buyers.

## SPECIFICATIONS

### KITCHEN

- A choice\* of fully fitted kitchen with ample wall and floor cupboards
- A choice\* of profile worktop with matching up-stands.
- Kitchens - to be Howdens including the following integrated Lamona appliances - Fridge Freezer, Oven, Hob & Hood.
- 1 x stainless steel inset sink 1 000mm x 500mm with single drainer.
- 1 x CP monobloc mixer tap.

### ELECTRICAL AND MECHANICAL INSTALLATION

- All entries to be fitted with low energy bulkhead.
- PIR Sensor Control front and rear complete with sensor override.
- Doorbell to main entrance

### BATHROOM, EN-SUITE AND CLOAKROOM

- The bathroom, en-suite and cloakroom are equipped with contemporary sanitary ware in white with stylish taps
- The shower within the en-suite includes a electric shower with
- Full height Tiling to shower areas only. Shower over bath area to be full height, dropping down after 1 000mm to 3 tiles. Splashback allowed above all sinks
- Kartell UK - Project Square Range
- Kartell UK - G4K
- Tap - Kartell UK - Flair
- Shower trays - white low profile Shower cubicles - Slim profile with pivot door
- Shower screen over bath - slim profile fixed
- Shower - Bristan Zing thermostatic bar mixer

### SMOKE DETECTORS

- Comply with BS mains operated lithium battery back-up.

# Style & Choice

## SITE INFORMATION

Sky and scenery are the backdrop to life in the neighborhood. A lively shopping centre in the town includes the swan lane centre, Co-op food and supermarket, Iceland, about 14 minutes drive to Birmingham International Airport, neighborhood gardens/children's play area, 2 minutes walk from Yew tree junction. Take a Sunday stroll along the street, to the shopping centre or simply relax in the comfort of your stylish new home. This is a very special place to live.



### ENERGY EFFICIENCY, HEATING AND INSULATION

- Gas heating system
- Double glazed uPVC windows provided throughout
- Energy performance certificates are provided for each home

### LIGHTING

- Kitchens - IP65 LED Down light
- Bathrooms - IP65 LED Down light
- Two Wall lights per lounge



*Certificate upon structural completion of the property*

### DECORATION AND INTERNAL FINISH

- Each home features a smooth emulsion finish to the walls and ceilings
- Cottage style, Oak foil internal doors
- Flooring - Kitchens, Bathrooms, Ensuites and cloaks - Luxury Vinyl Tiles allowed

### EXTERNAL FINISHES

#### Paths

- Min 900mm wide.
- Patio area minimum 2m x 3m abutting building for houses. 450mm x 450mm riven buff slabs

#### Landscaping

- Turf to front and rear gardens.

#### Fencing

- Boundaries between plots to include privacy panel 1.8 x 1.8m concrete post and panel fencing.
- Canopies
- Basic Glass, design to be approved.

ROSAMBEVE COURT  
**PLOT 1&2**



INDEX HOMES



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- ❑ Open Plan Family room/Dining with double door to the garden
- ❑ Kitchen with integrated appliance with double door to the garden
- ❑ Downstairs cloak room
- ❑ Master bedroom with en-suite bathroom and built in wardrobe
- ❑ Shared bathroom to bedroom Tw Three, Four and Five
- ❑ Built - in wardrobe
- ❑ Heating system
- ❑ Double glazing



**GROUND FLOOR**

- ❑ LIVING & DINING - 21.39 sqm
- ❑ KITCHEN - 7.99 sqm
- ❑ DINER - 4.4 sqm
- ❑ CLOAK

**FIRST FLOOR**

- ❑ BEDROOM 3 - 11.4 sqm
- ❑ BEDROOM 4 - 11.5 sqm
- ❑ BEDROOM 5 - 8.84 sqm
- ❑ BATHROOM - 3.97 sqm

**SECOND FLOOR**

- ❑ BEDROOM 1 - 14.52 sqm
- ❑ ENSUITE
- ❑ BEDROOM 2 - 10.69 sqm

Floorplans are not to scale and are indicative only. Location of garage, windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets, furniture or any other fitting.

ROSAMBEVE COURT  
**PLOT 3&4**



INDEX HOMES



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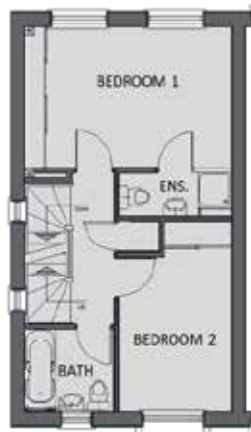


- Open Plan Family room/Dining with double door to the garden
- Kitchen with integrated appliances with double door to the garden
- Downstairs cloak room
- Bedroom 1 and 2 with en-suite bathrooms
- Shared Bathroom
- Built- in wardrobe
- Heating system
- Double glazing windows
- Loft bedrooms



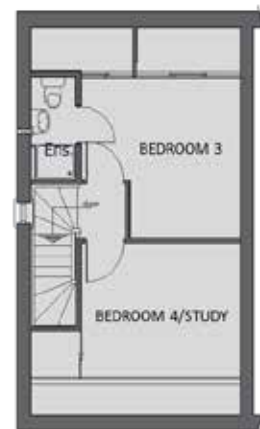
**GROUND FLOOR**

- LIVING & DINING -20.79 sqm
- KITCHEN -7.7 sqm
- CLOAK



**FIRST FLOOR**

- BEDROOM 1-14.09 sqm
- ENSUITE
- BEDROOM 2 -9.57 sqm
- BEDROOM



**SECOND FLOOR**

- BEDROOM 1 -15.6 sqm
- ENSUITE
- BEDROOM 2 -11.15 sqm

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- Open Plan Family room/Dining with double door to the garden
- Kitchen with integrated appliances with double door to the garden
- Downstairs cloak room
- Integral garage with doors to the garden
- Master bedroom with en-suite and built in wardrobe
- Shared en-suite to bedroom Two, Three, Four and Five
- Built- in wardrobe
- Heating system
- Double glazing



### GROUND FLOOR

- LIVING & DINING - 21.3 sqm
- KITCHEN - 7.9 sqm
- DINER - 4.24 sqm
- CLOAK

### FIRST FLOOR

- BEDROOM 3 - 11.4 sqm
- BEDROOM 4 - 11.5 sqm
- BATHROOM
- CLOAK ROOM

### SECOND FLOOR

- BEDROOM 1 - 14.52 sqm
- ENSUITE
- BEDROOM 2 - 10.69 sqm

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**PLOT 6,7&9**



INDEX HOMES



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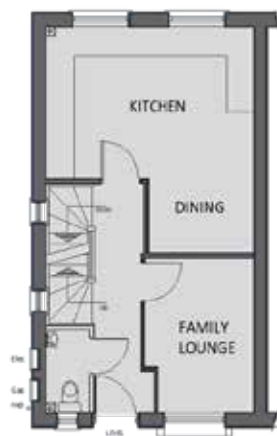


- Open Plan Main lounge with double door to the garden
- Family lounge
- Kitchen/Dining with integrated appliances overlooking the garden
- Ground floor cloak room
- En-suite Bedrooms
- Shared Bathroom
- Built- in wardrobe
- Heating system
- Double glazing
- Front parking
- Back Garden



**BASEMENT FLOOR**

- MAIN FAMILY LOUNGE  
 -38.1 sqm



**GROUND FLOOR**

- FAMILY LOUNGE - 7.7 sqm
- KITCHEN & DINING -18.8 sqm
- CLOAK



**FIRST FLOOR**

- BEDROOM 1-14.09 sqm
- ENSUITE
- BEDROOM 2 -9.57 sqm
- BATHROOM



**SECOND FLOOR**

- BEDROOM 3 - 15.6 sqm
- BEDROOM 4/  
 STUDY-11.15 sqm

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