

The Location

Perry Meadows is the final phase of the major regeneration of Perry Common, which is located to the north of Birmingham and includes parts of both Erdington and Kingstanding. Originally developed in the 1920's to re-house people from the run down and overcrowded inner city, these homes themselves have become no longer fit for purpose and are now being replaced with an exciting range of modern properties designed for 21st Century living.

The Local Area

Perry Meadows is located off Perry Common Road, close to Witton Lakes and Witton Lakes Park. The new homes are being built alongside a new health centre, The Dove Primary Care Centre and Perry Common Recreation Ground which is currently undergoing major improvements. This public open space will provide a large area of safe, accessible, green space.

The development has direct pedestrian access to St Margaret Mary Junior & Infant School and is also within walking distance of the North Birmingham Academy, which caters for children from year 7 through to year 13. Birmingham's Metropolitan College campuses in the City Centre, Sutton Coldfield and Great Barr and the City's three prestigious universities are all within range.

For local shopping, eating and drinking, there are facilities within easy walking distance, whilst the Princess Alice Retail Park, One Stop Shopping Complex, and The Fort are all a short drive away.

Excellent fitness and sporting facilities are available at Kingstanding Well-being Centre on Dulwich Road and the internationally renowned Alexander Stadium.

For leisure, recreation and family entertainment, the Star City Complex is a short distance from Perry Meadows, whilst Sutton Town Centre and Sutton Park, the seventh largest urban park in Europe are slightly further away to the north. Only 5 miles to the south is the bustling Birmingham City Centre with all its historical greatness, cultural vibrancy, the Bullring markets, trendy new shopping malls and delightful canal-side entertainment.

The north Birmingham cycle route, which connects Birmingham City Centre to Sutton Park runs directly through the public open space adjacent to the development. Perry Meadows is a only a short distance from the M6 motorway, offering residents access to employment and business opportunities across the region. Meanwhile the A34 connects Perry Meadows to the arterial ring roads around Birmingham city.

Forward Homes

Forward Homes is part of the City Council's award-winning housebuilder (BMHT). We are now recognised as one of the largest housing developers in the city and are building high quality new homes across Birmingham. BMHT's mission with Forward Homes is to deliver a choice of well designed, contemporary homes for customers at all stages on the property ladder, from first time buyers to downsizers and those in between.

We pride ourselves on our spacious, energy-efficient properties with high levels of insulation, A-rated central heating systems and high quality double glazing, helping to reduce running costs year on year. Our homes are constructed to meet - or exceed - the latest Building Regulations and we stand by our commitment to quality by including a 10 year warranty through the NHBC. Furthermore, we are so confident with the quality of the homes we build, that we offer a 2 year defects warranty on all our new homes, to minimize home-owners maintenance bills when they first move in.

General Specification

Kitchen

- 1.5 bowl stainless steel sink with chrome monobloc tap
- Symphony fitted kitchen in a choice of colours
- 40mm worktops in a choice of colours with matching upstand
- Integrated stainless steel single/double oven (depending on number of bedrooms)
- Gas hob
- Stainless steel extractor hood with glass splashback
- Cushion vinyl flooring

Bathroom

- Ideal Standard white sanitary ware with chrome taps
- Shower & screen over bath
- Shaver socket
- Cushion vinyl flooring

Internal Finish

- 4 panel white internal doors
- Smooth ceilings throughout finished in white
- Matt painted soft white walls
- White gloss painted woodwork

Lighting & Electrical

- TV points to all bedrooms, kitchen/dining area or dining room if separate
- BT points to all bedrooms, living room plus one other
- Down lighters to kitchen and bathrooms
- Pendant lighting to all other rooms
- White electrical switch plates and sockets (chrome available as an upgrade)
- Integrated USB plug switches in selected areas
- BT Infinity Fibre Broadband/Virgin Fibre ready

Heating

- Energy efficient gas boiler for central heating and hot water
- Full programme thermostatic controls
- White compact radiators

External Features

- External lights to front and rear doors with PIR
- 1800mm high fencing to rear unless stated otherwise
- Turfed gardens to front and rear (where applicable)
- External tap

Peace of Mind

- Composite front door with multipoint locking
- Lockable double glazed windows
- Mains powered smoke detectors with battery back up
- 10 year NHBC Warranty

Every care has been taken to ensure the accuracy of the specification information. The contents of the specification do not form or constitute a warranty or represent part of any contract. Forward Homes reserves the right to amend and/or update specification at their discretion. On-site specification may vary. Please check specification with the Sales Adviser on site.



PERRY MEADOWS ERDINGTON

Dovedale Road, Perry Common,
Birmingham, B23 5DD



2 bedroom apartments and 2, 3, & 4 bedroom houses
in no fewer than 19 different designs



Development Layout

Perry Meadows, Dovedale Road, Perry Common.

Perry Meadows offers a superior selection of new homes ranging from 2 bedroom apartments to 2, 3, & 4 bedroom houses in a choice of 19 different designs. Stylish contemporary brick built exteriors and thoughtfully designed interior spaces create homes that are both attractive and practical. Durable finishes are combined with high levels of insulation and energy efficiency, making them easy to maintain and economical to run.



Please note: The site plan is for orientation purposes only and all surfaces, landscaping and layouts should be checked with the Sales Adviser at the time of reservation. Parking arrangements and boundaries to be checked by purchaser prior to reservation