



Wilmot Drive off Sutton Road,
Erdington, Birmingham, B23 5TZ



Stylish contemporary 2, 3 & 4 bedroom homes
thoughtfully designed for modern living.



Development Layout

The Oaks at Abbey Field, Erdington.

The Oaks offers a range of two, three and four bedroom houses in a choice of five 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.

-  The Heywood
4 bedroom home
-  The Rookery
4 bedroom home
-  The Dunlop
3 bedroom home
-  The Berwood
3 bedroom home
-  The Spitfire
2 bedroom home
-  Registered Provider
Affordable Housing



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

The Location

The Oaks at Abbey Fields is the latest phase of the exciting regeneration of Erdington.

Erdington is a lively community with a history dating back to before the Norman Conquest. Birmingham City Centre is less than five miles away and Sutton Town Centre is just over three miles away. For retail and dining, the Fort Shopping Park with its wide range of shops and eateries can be reached by car in ten minutes, as can Star City and its dazzling array of leisure facilities.

The Local Area

The Oaks is located close to the centres of both Wylde Green and Erdington, where you'll find a selection of local shops, supermarkets, cafés and bars. Erdington town centre is just a ten minute walk away, or there are buses every few minutes from the Holly Lane stop opposite the development. Both the Chester Road and Erdington Stations are a short walk away, with trains serving stations between Lichfield and Redditch. The regular service to Birmingham New Street takes around 15 minutes.

The Erdington Leisure Centre which is also in walking distance offers a well equipped gym, a 30 metre swimming pool and a Turkish Suite with sauna and steam rooms. For medical needs, the Poplars Surgery in Holly Lane is just the other side of Sutton Road from The Oaks.

The Abbey Catholic Primary School in Sutton Road is just a short walk away, whilst the St Edmund Campion Catholic School and Sixth form in Holly Lane is just opposite the development. The independent fee paying Highclare Senior School, which caters for both boys and girls, is also within walking distance. The development falls within the catchment area of Sutton Vesey Grammar school and for tertiary education access, the Birmingham Metropolitan Sutton Campus and Sutton Sixth Form College.

Forward Homes

Since 2010, the City Council's housebuilder the Birmingham Municipal Housing Trust has been building high quality, award winning new homes in the Birmingham area, and are now recognised as one of the largest housebuilders in the city. 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 an insurance-backed 10 year warranty through the NHBC. Furthermore, we are so confident with our quality of work that Forward Homes include an added 2 year warranty, so that there are no unexpected maintenance bills during this period.

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
- Built under stainless steel single/double oven with 4/5 burner gas hob
- Stainless steel extractor hood with glass splashback
- Cushion vinyl flooring

Bathroom & En-Suite

- Ideal Standard white sanitary ware with chrome taps
- Shower and screen over bath in homes where no en-suite
- Shower with glass enclosure to en-suite/ shower room
- Shaver socket
- Cushion vinyl flooring

Internal Finish

- 4 panel white internal doors
- Smooth ceilings throughout finished in white
- Matt painted almond 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)
- Mains powered smoke detectors with battery back up

Heating

- Energy efficient gas fired combination boiler
- Full programmer
- White compact radiators

External Features

- Black composite front door with multipoint locking
- Turfed gardens to front and rear where applicable
- Water butt

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.





THE BERWOOD

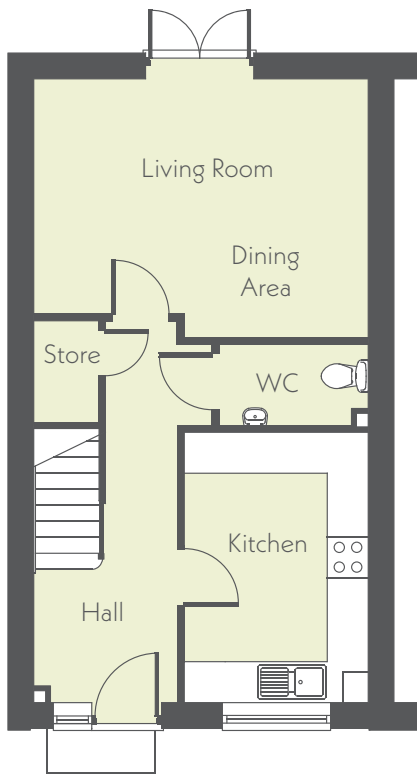
3 Bedroom Home

Plots: 2, 3, 4, 7, 8, 70, 71, 103, 107 & 108

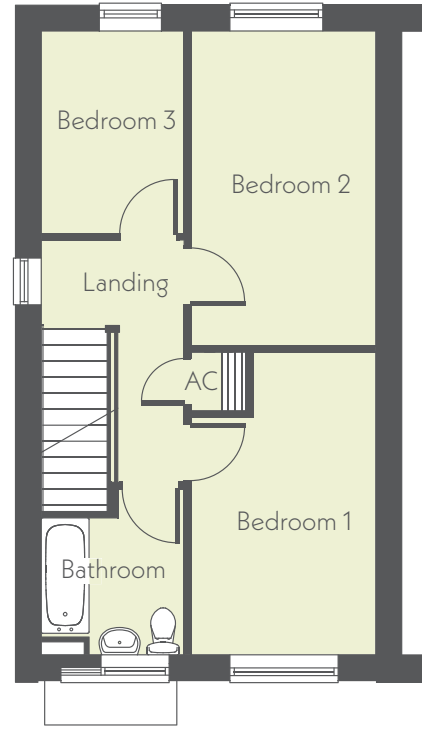


THE BERWOOD

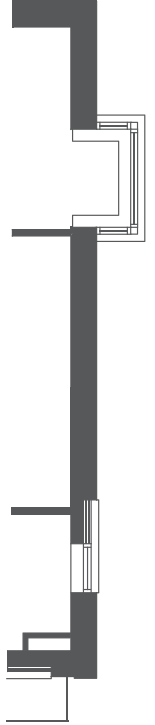
3 Bedroom Home



Plot 8 only



Plot 8 only



Plot 7 only

Ground Floor

Ground Floor

Living/Dining	3.79m x 4.90m	12'5" x 16'1"
Kitchen	3.96m x 2.69m	13'0" x 8'10"
WC	1.20m x 2.19m	3'11" x 7'2"

First Floor

Bedroom 1	4.43m x 2.71m	14'6" x 8'11"
Bedroom 2	4.61m x 2.71m	15'2" x 8'11"
Bedroom 3	2.97m x 2.09m	9'9" x 6'10"
Bathroom	1.74m x 2.09m	5'9" x 6'10"



**Forward
Homes**

Please note:

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THE DUNLOP

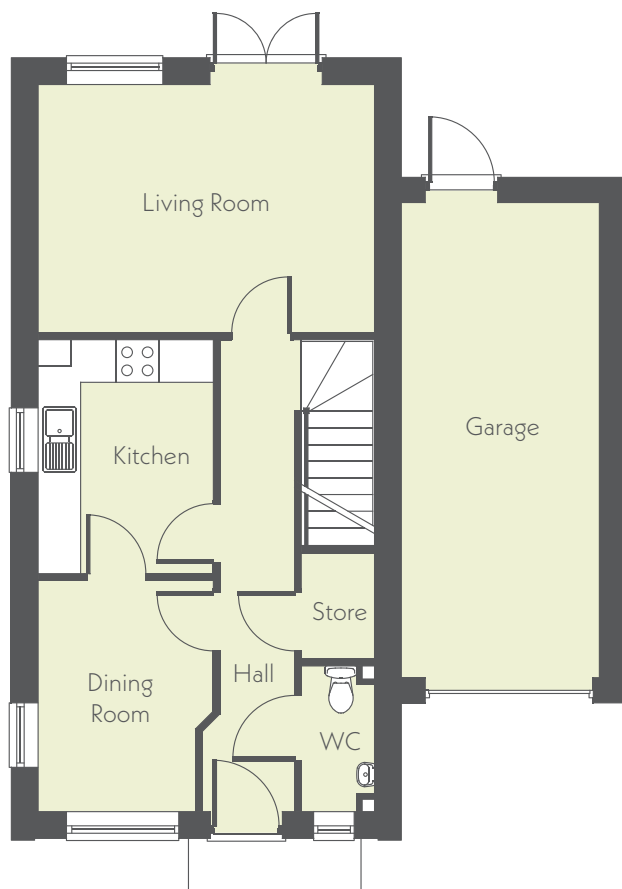
3 Bedroom Home

Plots: 65, 66 & 67



THE DUNLOP

3 Bedroom Home



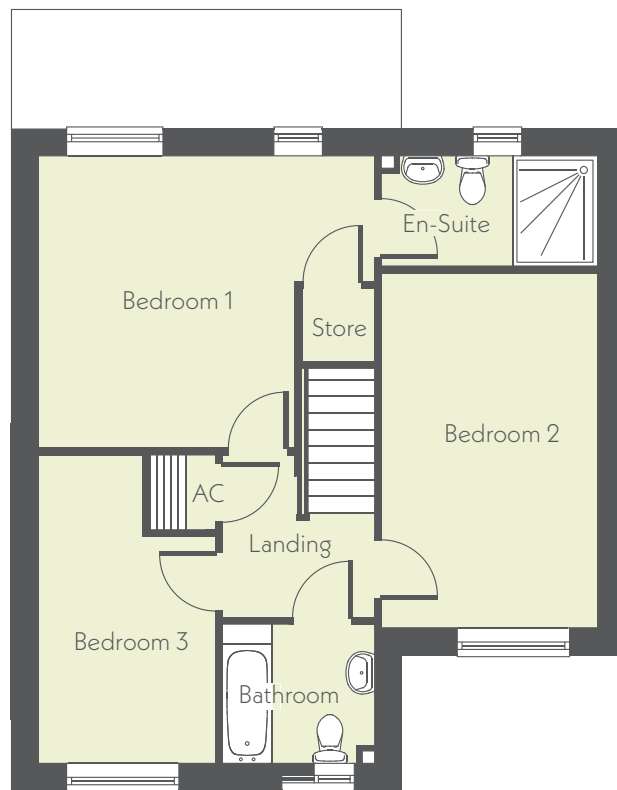
Ground Floor

Ground Floor

Living Room	3.51m x 4.75m	11'6" x 15'7"
Dining Room	3.26m x 2.47m	10'9" x 8'1"
Kitchen	3.30m x 2.47m	10'10" x 8'1"
WC	2.06m x 1.04m	6'9" x 3'5"

First Floor

Bedroom 1	4.13m x 4.75m	13'6" x 15'7"
En-Suite	1.56m x 3.06m	5'1" x 10'0"
Bedroom 2	5.01m x 3.06m	16'5" x 10'0"
Bedroom 3	4.35m x 2.51m	14'3" x 8'3"
Bathroom	1.96m x 2.15m	6'5" x 7'1"



First Floor



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THE SPITFIRE

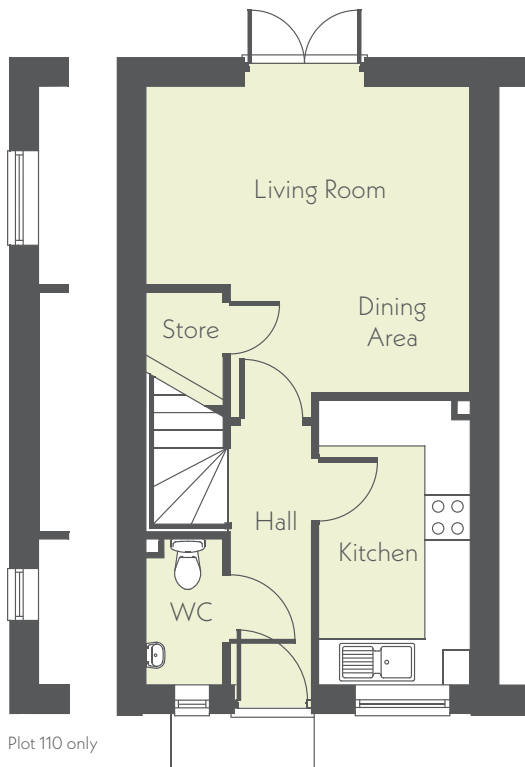
2 Bedroom Home

Plots: 5, 6, 109 & 110



THE SPITFIRE

2 Bedroom Home



Plot 110 only



Plot 6 only

Ground Floor

Ground Floor

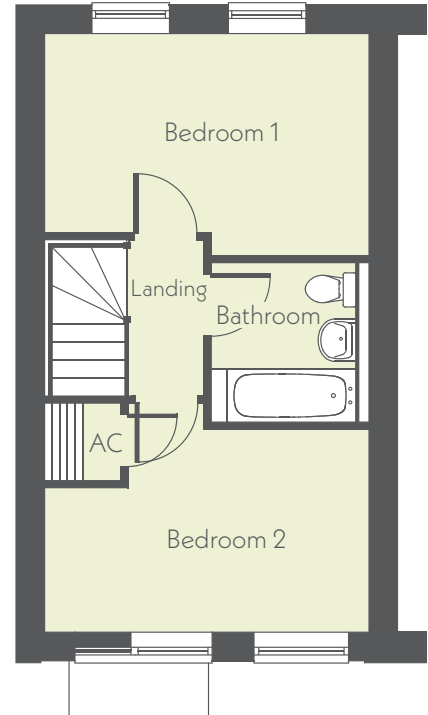
Living/Dining	4.05m x 4.28m	13'4" x 14'1"
Kitchen	3.75m x 2.00m	12'4" x 6'7"
WC	1.92m x 1.02m	6'4" x 3'4"

First Floor

Bedroom 1	2.93m x 4.28m	9'7" x 14'1"
Bedroom 2	2.68m x 4.28m	8'9" x 14'1"
Bathroom	2.10m x 1.89m	6'11" x 6'2"



Plot 110 only



Plot 6 only

First Floor



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THE ROOKERY

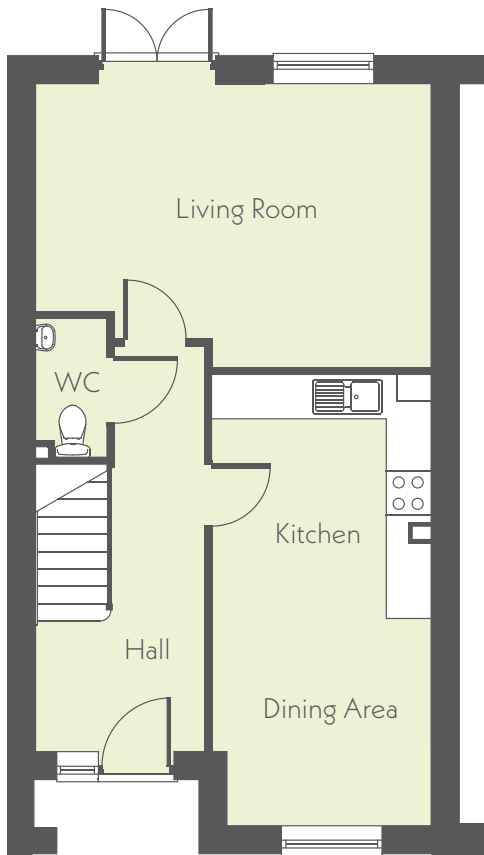
4 Bedroom Home

Plots: 68, 69, 101, 102, 105 & 106



THE ROOKERY

4 Bedroom Home



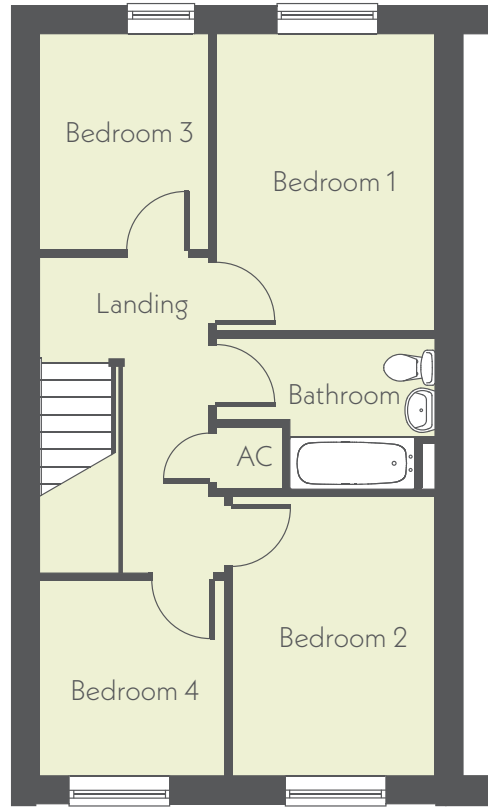
Ground Floor

Ground Floor

Living Room	3.84m x 5.35m	12'7" x 17'7"
Kitchen/Dining	6.10m x 2.97m	20'0" x 9'9"
WC	1.88m x 0.97m	6'2" x 3'2"

First Floor

Bedroom 1	4.02m x 2.96m	13'2" x 9'9"
Bedroom 2	3.78m x 2.75m	12'5" x 9'0"
Bedroom 3	2.93m x 2.30m	9'7" x 7'6"
Bedroom 4	2.65m x 2.51m	8'8" x 8'3"
Bathroom	2.04m x 2.96m	6'8" x 9'9"



First Floor



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THE HEYWOOD

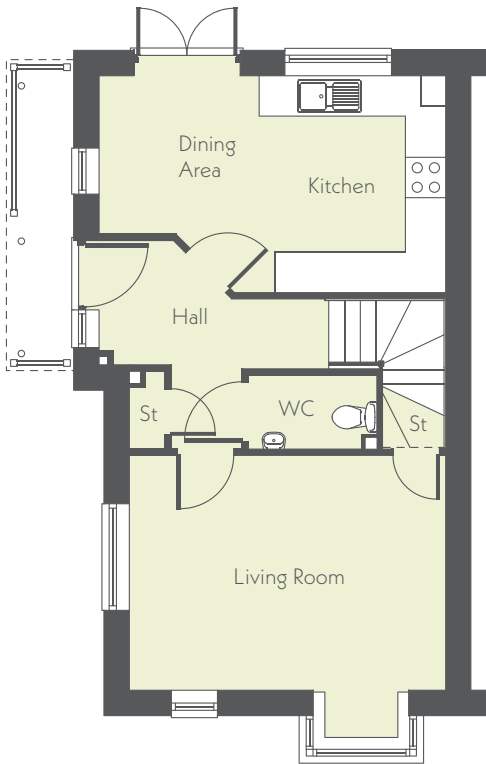
4 Bedroom Home

Plots: 1 & 104

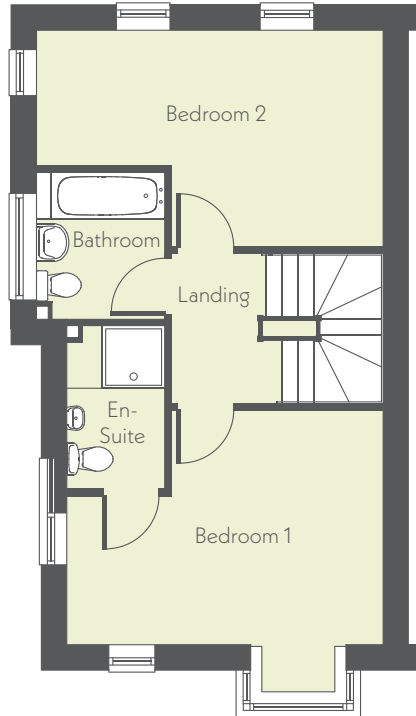


THE HEYWOOD

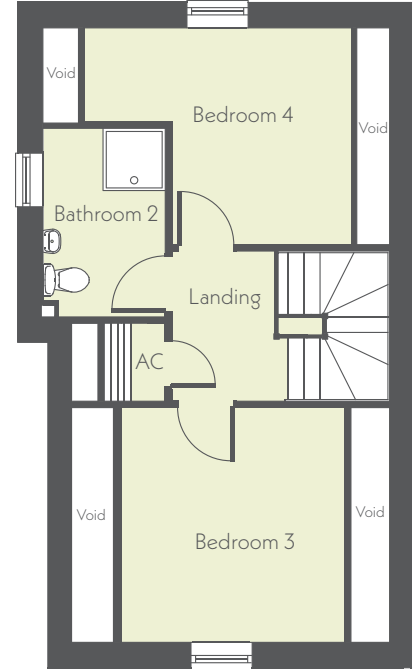
4 Bedroom Home



Ground Floor



First Floor



Second Floor

Ground Floor

Kitchen/Dining	3.22m x 5.15m	10'7" x 16'11"
Living Room	3.49m x 4.70m	11'5" x 15'5"
WC	1.10m x 1.91m	3'7" x 6'3"

First Floor

Bedroom 1	3.49m x 3.15m	11'5" x 10'4"
En-Suite	2.43m x 1.46m	8'0" x 4'9"
Bedroom 2	3.22m x 5.15m	10'7" x 16'11"
Bathroom 1	2.19m x 1.91m	7'2" x 6'3"

Second Floor

Bedroom 3	3.49m x 3.33m	11'5" x 10'11"
Bedroom 4	3.22m x 3.98m	10'7" x 13'1"
Bathroom 2	2.80m x 1.82m	9'2" x 6'0"



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