



# Senneleys View

Monmouth Road  
B32 3LX

# ABOUT FORWARD HOMES

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Forward Homes is the house building arm of Birmingham City Council and is one of the largest developers of new homes in Birmingham, building award winning quality homes across the city each year.

## OUR AIM:

To provide high quality new homes for working people and their families to buy in Birmingham. We offer:

- Well-designed spacious quality homes with a high-level specification that provides customers with greater value for money.
- A diverse range of award winning contemporary and sustainable house designs across the city to suit a variety of lifestyles
- A range of financial offers and assistance to help first time buyers get onto the property ladder
- A wide choice of optional extra products at competitive prices to enable customers to personalise their new home and make it 'move in ready' on the handover of keys
- Clear, honest and transparent information and guidance to support and help customers in buying, moving, settling in and maintaining their new home.

## OUR VALUES:

- We are a socially responsible local house builder with a commitment to putting values at the heart of all our efforts and achieve our core purpose of making a positive difference every day to people's lives. We pride ourselves on the following values

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### ✓ WE PUT CITIZENS FIRST

We are empathetic and respectful in everything we do

### ✓ WE ARE TRUE TO OUR WORD

When we make promises we keep them

### ✓ WE ACT COURAGEOUSLY

We lead, we manage, and we tackle the difficult issues: every day, every one of us

### ✓ WE ACHIEVE EXCELLENCE

We get things right. First time every time

FORWARD HOMES

BUILDING BIRMINGHAM

# THE LOCAL AREA

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Senneleys View is situated off Monmouth Road, Bartley Green.

The new homes are situated next to Senneleys Park, close to Bartley Green Reservoir, which hosts Bartley Green sailing club and within walking distance of local countryside. The Woodgate Valley country park is also a short distance away

The area has numerous primary and secondary schools as well as Newman University Birmingham.

Senneleys View has easy access to public transport with routes to the Harborne and Northfield shopping centres, Birmingham City centre, The Merry Hill shopping Mall and the Queen Elizabeth hospital.

There is easy access to the M5 Motorway, and Selly Oak and Northfield railway stations are both just over 2 miles away with trains servicing stations between Redditch and Lichfield (Including Birmingham New Street and Birmingham University/Queen Elizabeth hospital stations). Selly Oak railway station also has park and ride facilities. Only 7 miles to the North 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.

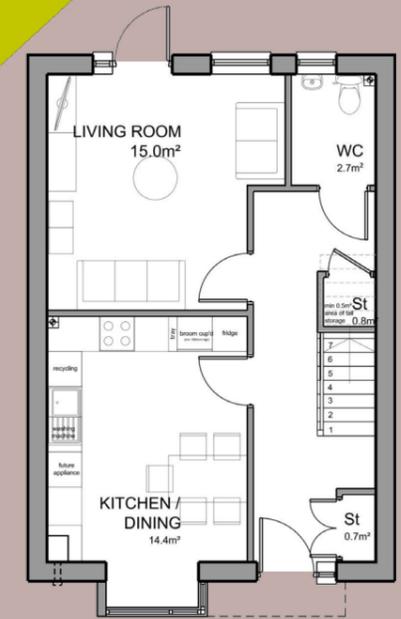




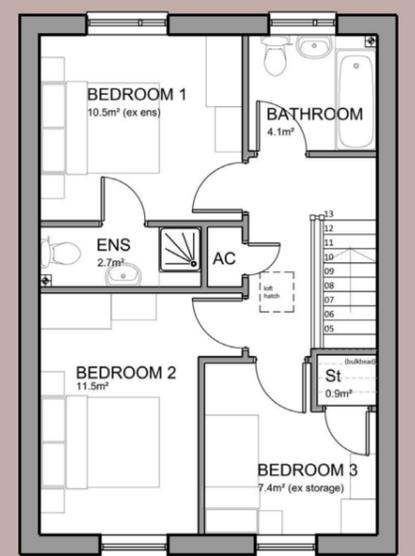
**FORWARD  
HOMES**

**BUILDING  
BIRMINGHAM**

**The Harborne V2**  
3 Bed - Plots 2, 7, 10, 12, 15, 17

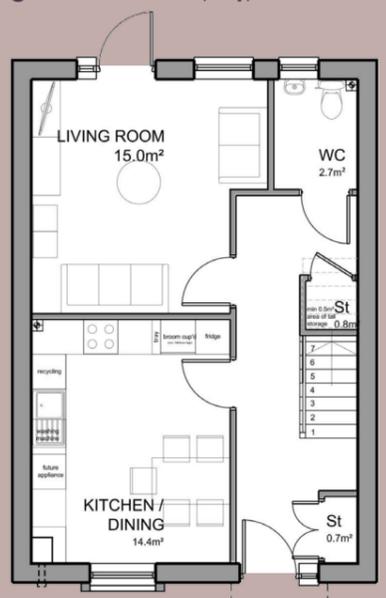


**GROUND FLOOR**

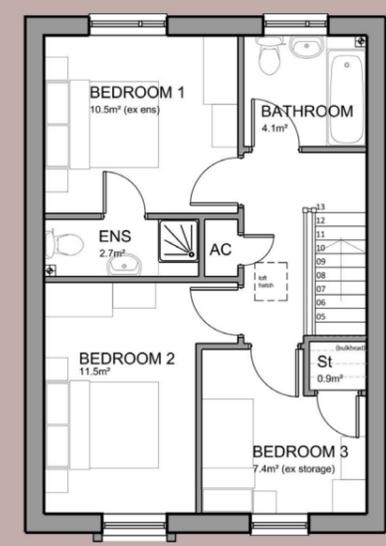


**FIRST FLOOR**

**The Harborne**  
3 Bed - Plots 6, 14, 16

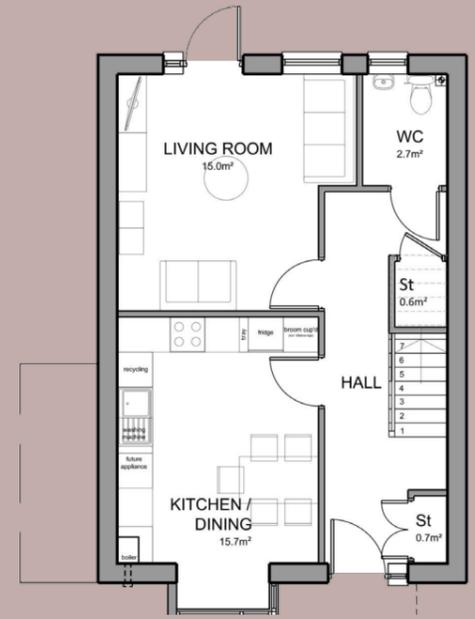


**GROUND FLOOR**

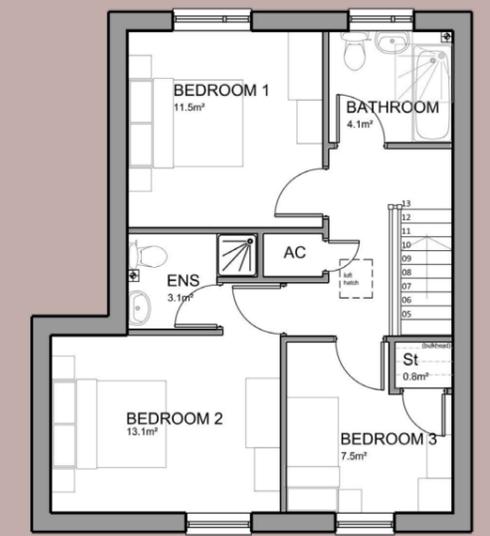


**FIRST FLOOR**

**The Harborne plus**  
3 Bed - Plot 4



**GROUND FLOOR**



**FIRST FLOOR**



FORWARD  
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BUILDING  
BIRMINGHAM

**Walmsley**  
2 Bed - Plots 3, 11, 20, 21, 23



GROUND FLOOR



FIRST FLOOR

**Walmsley plus**  
2 Bed - Plots 19 & 22



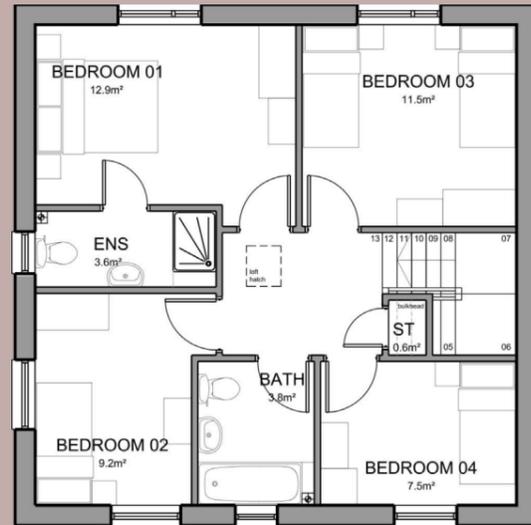
GROUND FLOOR



FIRST FLOOR

# Northfield

4 Bed Plots 8 & 13



FIRST FLOOR



GROUND FLOOR

# FORWARD HOMES

# BUILDING BIRMINGHAM

# Fly over

3 Bed - Plots 1, 5, 9 & 18



FIRST FLOOR



GROUND FLOOR

# SPECIFICATION

FORWARD  
HOMES

BUILDING  
BIRMINGHAM

# SITE PLAN

## KITCHEN

- Choice of door fronts from selected range (subject to build stage)
- Non-slip vinyl flooring to kitchen and Kitchen / diner area
- Soft close hinges to kitchen cupboards and draws
- Choice of work surfaces from selected range 40mm thick (subject to build stage)
- Up stand around worktop in lieu of ceramic tiling
- 1 1/2 bowl sink with quarter turn aerated chrome mixer tap
- Built under single oven (energy rating "A")
- 4 burner gas hob 600mm (energy rating "A")
- Cooker hood extractor (energy rating "A")
- Glass hob splash back
- Plumbing and electrics for washing machine
- Electrics for fridge
- Switch panel for appliances
- Low energy recessed down lights
- Telephone socket
- Double socket with USB charger
- Heat sensors

## LIVING ROOM

- Telephone and ADSL Broadband double sockets
- Double socket with USB charger
- Coaxial TV, satellite and radio socket
- Fused spur for focal fire

## BATHROOM

- Electric, or, thermostatic mixer shower, over bath
- Glass shower screen
- Soft close toilet seat
- Full height tiling around bath and half height to remaining walls
- Shaver socket
- Low energy recessed down lights
- Non-slip vinyl flooring
- Chrome lockable door handles

## ENSUITE

- Shower cubicle with a glass screen and door
- Shower enclosure & low profile tray with full height tiling
- Thermostatic mixer shower
- Soft close toilet seat
- Half height tiling to all walls except shower enclosure
- Shaver socket
- Low energy recessed down lights
- Non slip vinyl flooring
- Lockable door handles

## MASTER BEDROOM/ BEDROOM 1

- Coaxial TV, satellite and radio socket
- Telephone sockets
- Double socket with USB charger

## BEDROOM 2, 3, 4

- TV socket
- Telephone sockets
- Double socket with USB charger

## HALL/STAIRS and LANDING

- Double socket with USB charger

## GENERAL

- Internal walls finished in a shade of white
- Contemporary decorative skirting
- Contemporary decorative architrave
- 4 Panel internal doors with chrome ironmongery
- Doorbell

## SECURITY

- Fused spur socket for wireless alarm control unit in hallway
- External PIR sensor light to front door
- External PIR sensor light to rear and/or side door
- Mains operated smoke and carbon monoxide detectors adjacent to the boiler cupboard
- Minimum 1 parking space per property

## REAR GARDEN

- Slab patio
- Lawn
- Outside tap



- The Flyover
- The Harborne
- The Wamley
- The Harborne Plus
- The Northfield
- The Walmley Plus

## PERSONAL TOUCHES

Our bespoke homes already include a high-level specification, but we understand that you will want to personalise some aspects of your home to make your new house your own.

We also understand the importance of enabling you to make your home 'move in ready' on the day of handing you the keys by having essential items such as integrated appliances and upgraded flooring.

So, we have carefully selected a variety of quality goods that complement or upgrade the existing standard high quality specification of your home, enabling you to put your own personal stamp on your new home before you move in and make the actual move into your new home easier.

You can choose from a range of kitchen units, work surfaces and flooring colours at no extra cost – dependant on the build stage when you make your reservation. You may choose to upgrade your floor tiles and purchase carpets in advance, making your home ready for you to move in on completion of the sale.

## QUALITY ASSURANCE

We pride ourselves on providing customers with first class homes built to a high-quality standard. We aim to get things right first time, and to support this we have a robust 3 stage quality checking system before your property is handed over to you.

The process starts with the construction Site Manager, then our independent quality checking Agent and then finally the Sales Adviser and you. At each stage we meticulously check the quality of our new homes to ensure that they are finished to the highest standards to meet our customer expectations.

We listen and deal with all customer concerns and complaints as quickly as possible to minimise inconvenience.

The logo for Connells, featuring the word "Connells" in a white, bold, sans-serif font on a red rectangular background.

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## CUSTOMER SERVICE

Buying a new home is one of the biggest decisions you will make in your life and the whole process can seem complicated. However, from your first contact with us to moving in and after, we will provide you with the highest level of customer service to ensure the purchase, move and settle into your new home is a smooth, easy and enjoyable experience.

From the moment you reserve your home we will keep you informed and involve you in all stages of the construction and sale of your home, notifying you of key upcoming events. We invite you to check your new home and learn how to operate its key features prior to legal completion and handover of the keys.

DISCLAIMER: The information provided in this brochure is only for guidance and does not form part of or constitute warranty of any contract. The images presented in this brochure are purely a guide and room dimension are approximate only. Whilst we endeavour to make our sales material as accurate and reliable as possible this should not be relied upon as we continually seek to improve our products and services. Therefore, we reserve the right to make amendments without notice. Please speak to our sales adviser regarding any changes to this brochure.