



A stunning collection of 2, 3 & 4 bedroom homes
by Linden Homes West Midlands







WELCOME

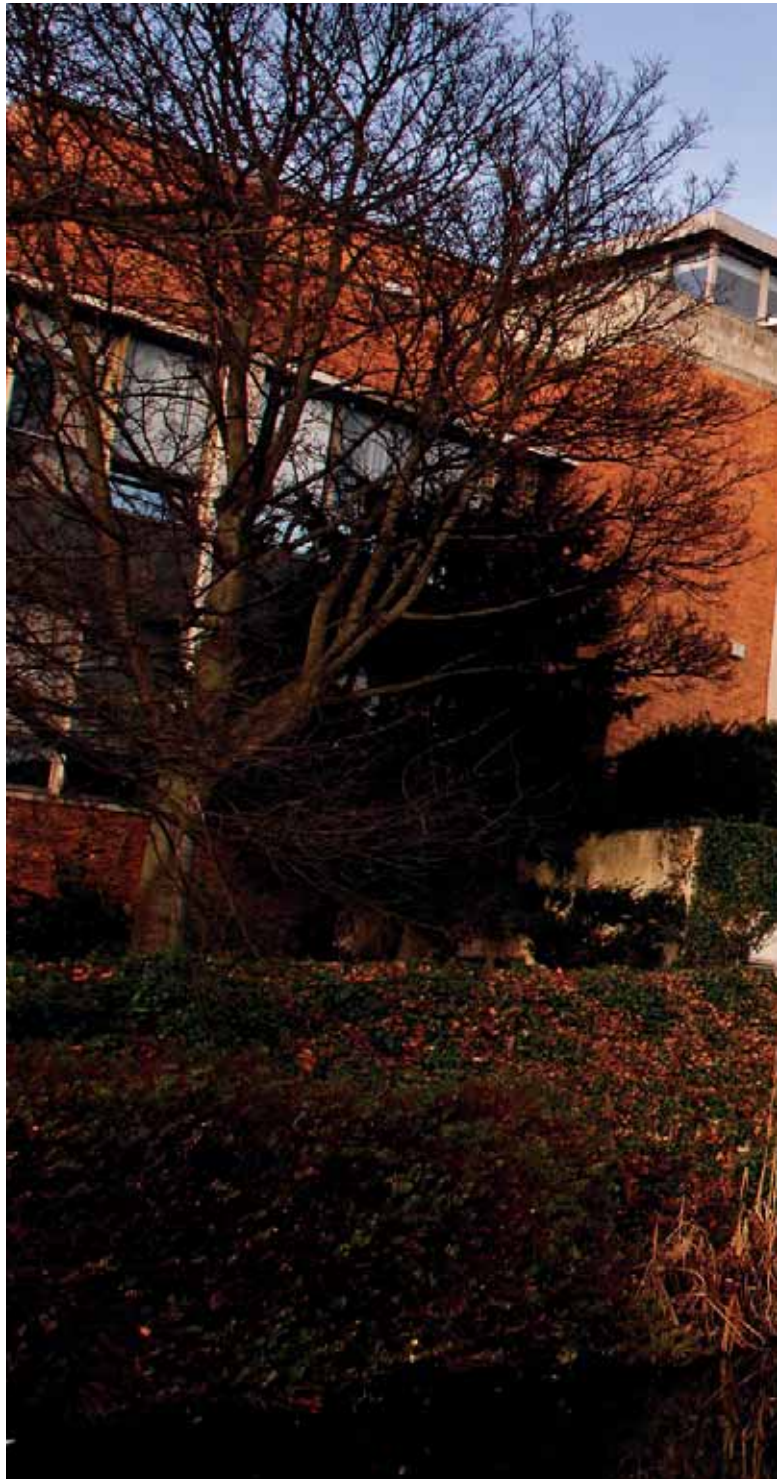
BIRMINGHAM'S FINEST PAST BECOMES BIRMINGHAM'S BRIGHTEST FUTURE

Taking its name from one of Birmingham's most famous engineering firms, Cincinnati is an exciting collection of 2, 3 & 4 bedroom homes offering high specification living and a contemporary lifestyle.

Created by Linden Homes' award winning designers, and backed up by the reassurance and guarantees of a top five UK housebuilder,

the homes at Cincinnati come with designer kitchens and bathrooms and energy efficient fittings; as well as providing all the benefits and convenience of modern living.

Located within Erdington and with easy reach of Birmingham City Centre and the motorway network, Cincinnati is the ideal choice for a new home.



PAST & PRESENT



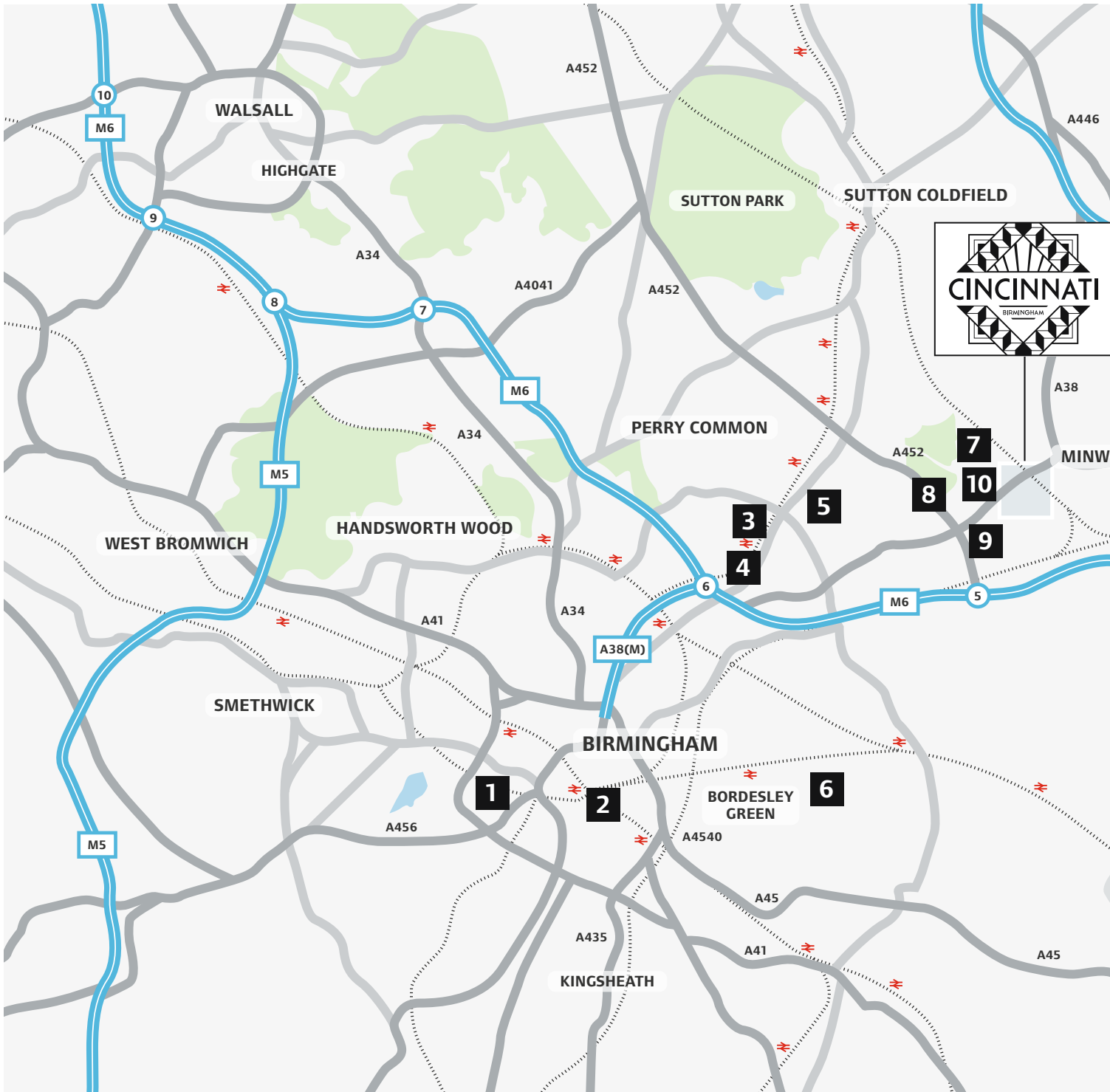
Cincinnati arrived in Birmingham in the 1940's, establishing its first factory outside America. In its heyday it employed over 2,000 people in the manufacture of machine tools for both UK and world markets.

The impressive American art deco inspired offices housed both marble and terracotta features and was home

to a 200 seat auditorium. The residential housing fronting the site and canal to the rear still remain to the present day.

The Cincinnati works closed its doors in 2008, following 73 years of production. The demolition will make way for a stunning collection of 2, 3 & 4 bedroom homes, some with canal frontage, featuring high

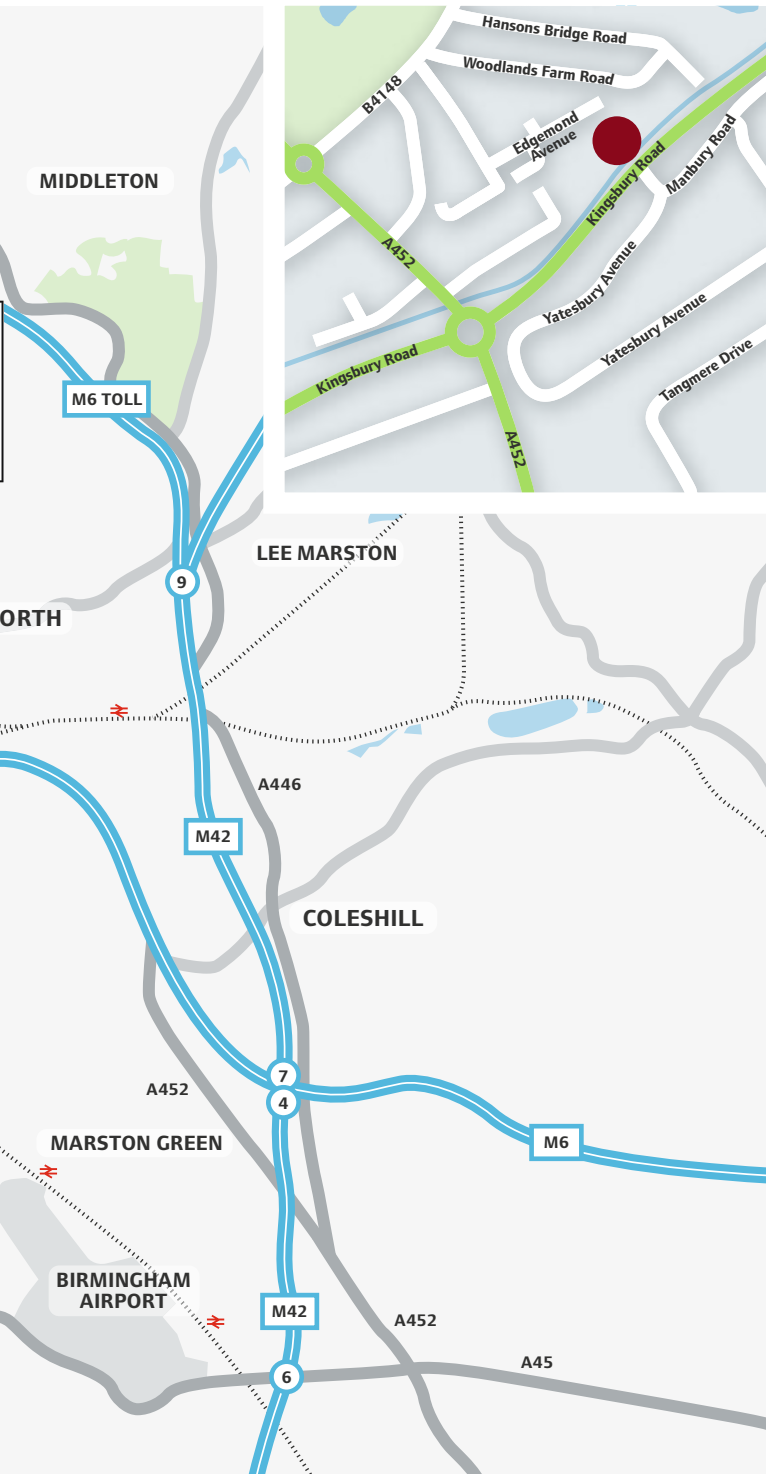
specification kitchens and bathrooms to enhance the contemporary feel you would expect from a brand new home in this great location.



A LOCATION THAT WORKS

Erdington is a vibrant and bustling suburb of Birmingham, offering both space to enjoy outdoor living and every amenity you could want to lead a convenient modern lifestyle.

Most notable are the nearby opportunities to embrace nature and open space. Pipe Hayes Park offers over 100 acres which includes a fishing pool, bowling green and both hard and grass tennis courts. The park is home to a number of ornamental gardens and a play area. It also hosts an annual bonfire carnival and is the site of the ward's millennium woodland.



FINDING YOUR WAY AROUND

- 1** **Barclaycard Arena**
King Edwards Road, Birmingham B1 2AA
- 2** **Bullring Shopping Centre**
Birmingham B5 4BU
- 3** **Erdington Station**
Station Road, Erdington, Birmingham, West Midlands B23 6UB
- 4** **Gravelly Hill Station**
Hunton Hill, Birmingham, West Midlands B23 7NH
- 5** **Erdington Town Centre**
Central Square, High Street, Birmingham B23 6RY
- 6** **Birmingham Heartlands Hospital**
Bordesley Green East, Birmingham B9 5SS
- 7** **Pype Hayes Golf Course**
Eachelhurst Road, Pype Hayes, Birmingham B76 1EP
- 8** **Pype Hayes Park**
95 Chester Road, Erdington, Birmingham B24 0HG
- 9** **Castle Vale Retail Park**
Birmingham B35 6HB
- 10** **Plantsbrook Local Nature Reserve**
Off Eachelhurst Road, Erdington, Birmingham B24 0NY

Maps not to scale. All distances and journey times are approximate.

You can also take advantage of the open water, wetland, woodland and meadow at Plantsbrook Local Nature Reserve.

When it comes to shopping, choose from Castle Vale or the Ravenside retail parks, or head to the Fort Shopping Park offering over 40 stores. Just 5 miles away, Birmingham City Centre is a shopping mecca, with the big shopping names of the Bullring and the Mailbox, boutique stores in the vibrant streets, the character of the markets or the sparkle of the Jewellery Quarter.

Along with all the retail options on offer, comes an endless range of leisure facilities. Star City is perfect for the whole family, whether you fancy a game of mini golf, a spot of tenpin bowling or the latest blockbuster – with plenty of choice when it comes to food and drink too. Birmingham and the wider region hosts the very best in amateur and professional sport, from international athletics to test cricket, tennis to Ryder Cup golf, to Premier League and Championship football.

Education options are plentiful with an array of public and private schools nearby, so schooling is taken care of. Your commute is also made hassle free, thanks to the nearby M6 Toll, Junction 9 of the M42 and Junction 5 of the M6. Erdington train station is half a mile away, while New Street Station in Birmingham will take you anywhere in the country.

DEVELOPMENT OVERVIEW

- The Kingsbury
4 bedroom home
- The Kingsbury II
4 bedroom home
- The Woodland
3 bedroom home
- The Edgemond
2 bedroom home
- Accord Housing

- ss Sub Station
- ▶ Garage Entrance
- v Visitors Parking Space
- ♿ Disabled Parking Space
- Bollards

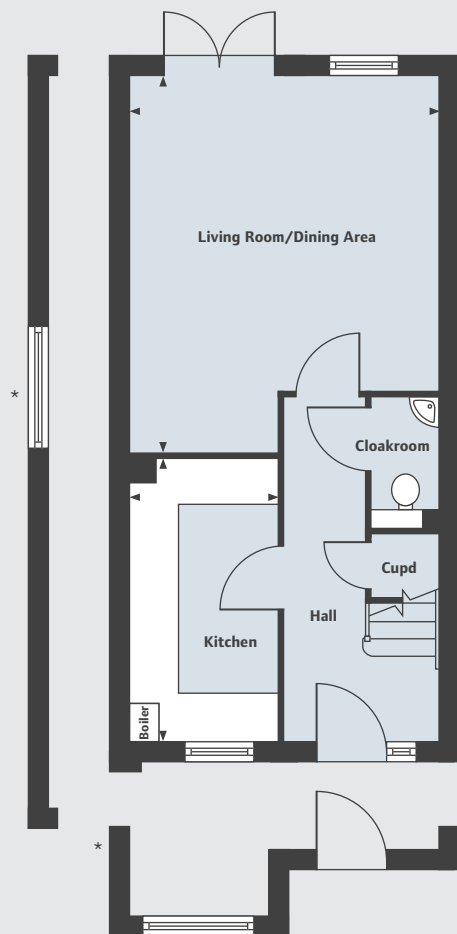




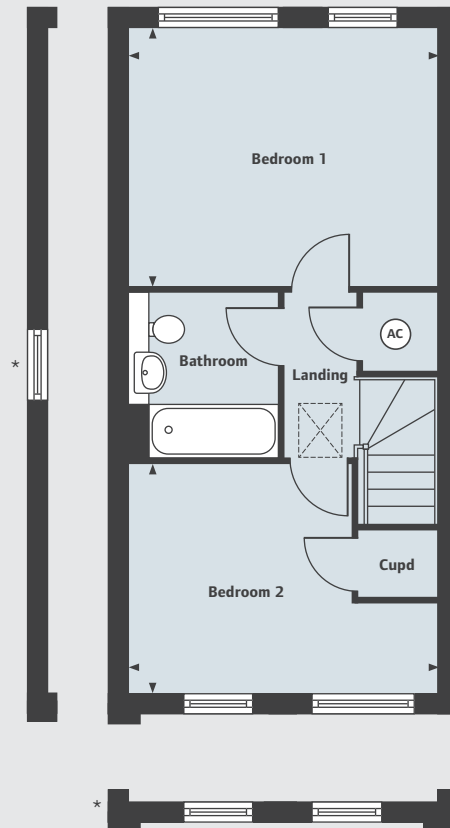


THE EDMOND

2 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room/Dining Area
4.93m x 4.01m 16'2" x 13'2"

Kitchen
3.69m x 1.91m 12'1" x 6'3"

EDGEMOND VARIANT*

Living Room/Dining Area
4.93m x 3.96m 16'2" x 13'0"

Kitchen
4.56m x 1.91m 14'11" x 6'3"

FIRST FLOOR

Bedroom 1
4.01m x 3.37m 13'2" x 11'0"

Bedroom 2
4.01m x 3.00m 13'2" x 9'11"

Total Area 69.8 sq m 751.3 sq ft

EDGEMOND VARIANT*

Bedroom 1
3.96m x 3.35m 13'0" x 11'0"

Bedroom 2
3.96m x 2.98m 13'0" x 9'9"

Total Area 74.1 sq m 768.5 sq ft

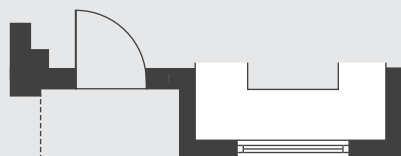
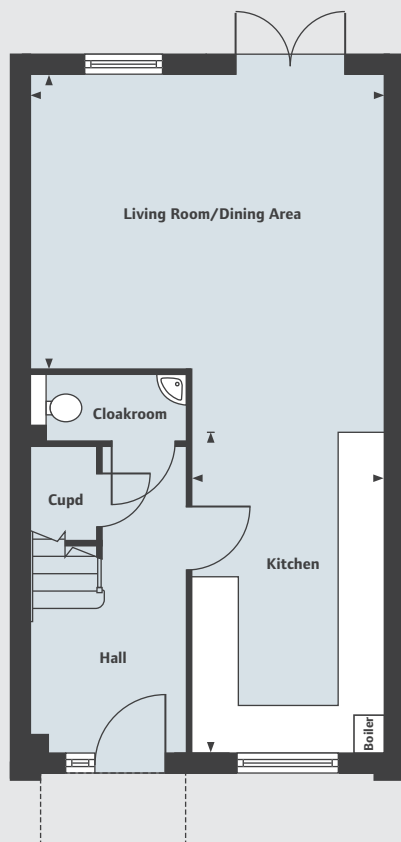
*Edgmond Variant to plots 46 and 53 only.

Please note, all floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated image is not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please ask your Sales Executive for specific details.

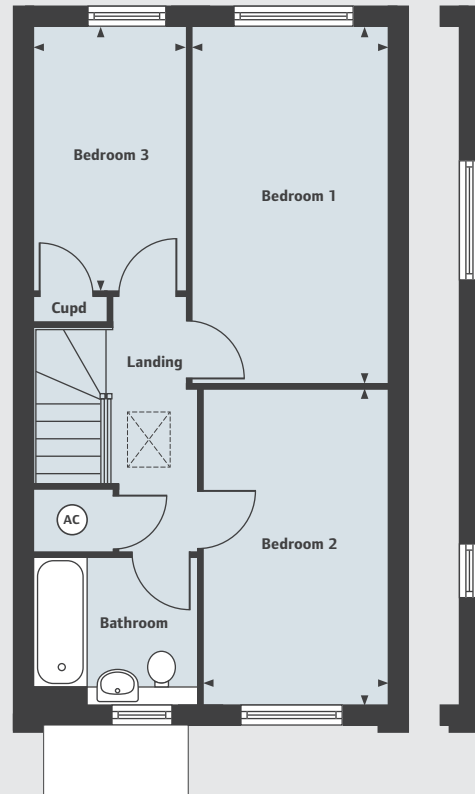


THE WOODLAND

3 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room/Dining Area
4.67m x 4.61m 15'4" x 15'1"

Kitchen
4.23m x 2.50m 13'10" x 8'2"

WOODLAND VARIANT*

Living Room/Dining Area
5.45m x 4.61m 17'10" x 15'1"

Kitchen
4.35m x 2.37m 14'3" x 7'9"

Total Area 85.4 sq m 919.2 sq ft

FIRST FLOOR

Bedroom 1
4.67m x 2.54m 15'4" x 8'4"

Bedroom 2
4.13m x 2.39m 13'7" x 7'10"

Bedroom 3
3.45m x 1.98m 11'4" x 6'6"

Total Area 83.2 sq m 895.5 sq ft

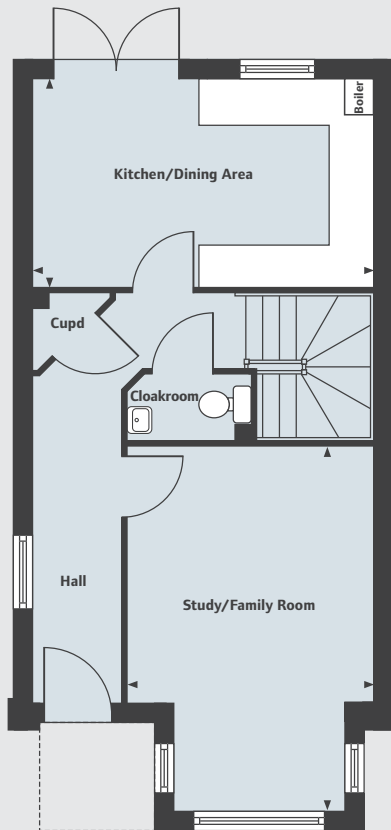
*Woodland Variant to plots 1 and 4 only which are handed.

Please note, all floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated image is not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please ask your Sales Executive for specific details.

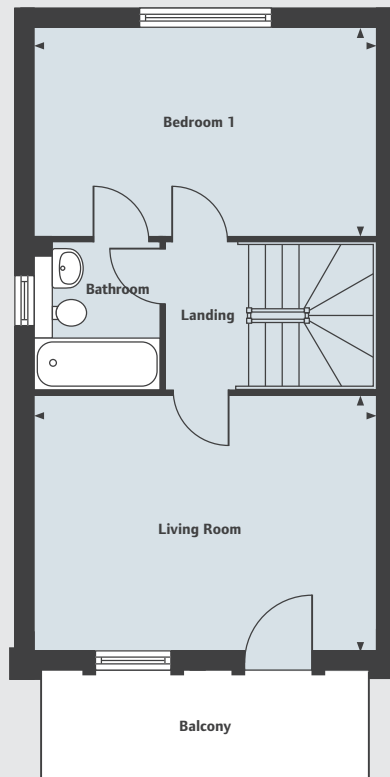


THE KINGSBURY

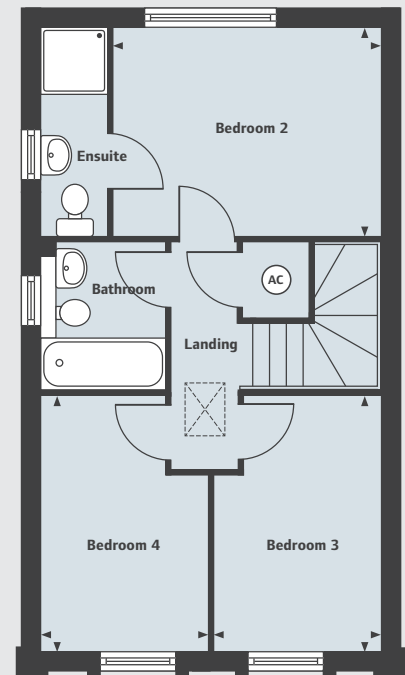
4 BEDROOM HOME



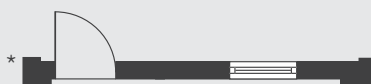
GROUND FLOOR



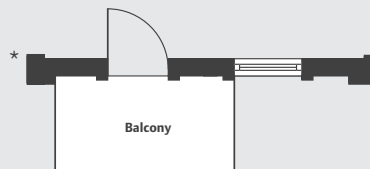
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining Area
4.62m x 2.82m 15'2" x 9'3"

Study/Family Room
4.98m x 3.35m 16'4" x 11'0"

KINGSBURY VARIANT*

Study/Family Room
3.48m x 3.35m 11'5" x 11'0"

Total Area 120 sq m 1292 sq ft

FIRST FLOOR

Living Room
4.62m x 3.48m 15'2" x 11'5"

Bedroom 1
4.62m x 2.82m 15'2" x 9'3"

SECOND FLOOR

Bedroom 2
3.65m x 2.82m 12'9" x 9'3"

Bedroom 3
3.48m x 2.26m 11'5" x 7'5"

Bedroom 4
3.48m x 2.26m 11'5" x 7'5"

Total Area 123.5 sq m 1329 sq ft

*Kingsbury Variant to plots 19, 20, 35, 38, 88 & 91 only.

Please note, all floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated image is not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please ask your Sales Executive for specific details.



THE KINGSBURY II

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area
4.67m x 2.82m 15'4" x 9'3"

Study/Family Room
3.50m x 3.38m 11'6" x 11'1"

FIRST FLOOR

Living Room
4.67m x 3.50m 15'4" x 11'6"

Bedroom 1
4.67m x 2.84m 15'4" x 9'4"

SECOND FLOOR

Bedroom 2
3.67m x 2.84m 12'0" x 9'4"

Bedroom 3
3.50m x 1.88m 11'6" x 6'2"

Bedroom 4
3.50m x 2.69m 11'6" x 8'10"

Total Area 125.4 sq m 1350 sq ft

Plots 33, 80 & 87 are handed.

Please note, all floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated image is not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please ask your Sales Executive for specific details.



SPECIFICATION

Kitchen

- Choice of contemporary kitchen units with worktops and upstand
- Stainless steel oven, gas hob with chimney style extractor hood and splashback
- Space for fridge/freezer and washing/dryer including connections
- Removable cupboard to enable space for dishwasher including connections
- Stainless steel sink with 1½ bowl with drainer and chrome eco-friendly water saving taps

Bathroom and Ensuites

- White sanitaryware with chrome taps
- Thermostatic bar shower and screen over bath in homes where no ensuite or shower room with full height tiling to bath area and half height to appliance wall
- Electric shower with glass enclosure to ensuite/shower room with full height tiling to shower cubicle and half height to appliance wall
- Eco-friendly water saving taps and WCs

Internal Finish

- Smooth ceilings throughout and finished in white emulsion
- All woodwork white gloss finish
- Gardenia white emulsion to walls
- Two panel white smooth finish internal doors with chrome handles

Lighting and Electrical

- Multimedia plate with outlet for master TV, satellite and FM
- Additional TV point to master bedroom and kitchen/diner or dining room if separate
- BT points (3 in total) to lounge, master bedroom and one other bedroom
- Kitchen spotlights on chrome bar
- Pendant lighting to all other rooms except bathrooms
- White electrical switch plates and sockets throughout

Heating

- Energy efficient gas boiler central heating and hot water
- White compact radiators

External Features

- External light to front door with PIR
- External light to rear with PIR
- 1800mm high fencing to rear
- Turf to front and rear gardens where applicable

Peace of Mind

- Multi-point locking system to front and rear doors
- Lockable double glazed windows except escape windows
- Mains powered smoke detectors with battery back up

10-year NHBC Warranty

Each home will be independently surveyed during construction by NHBC and Building Control who will issue their 10-year warranty certificate on completion of the home.

Linden Homes subscribes to the consumer Code of Conduct. Please refer to your Sales Executive for details.



NATIONAL STRENGTH, LOCALLY DELIVERED

LINDEN HOMES IS AN AWARD WINNING,
NATIONAL HOUSEBUILDER WITH A REPUTATION FOR
BUILDING QUALITY HOMES ACROSS THE UK. WE ARE KNOWN
FOR CREATING SUCCESSFUL, SUSTAINABLE DEVELOPMENTS
WHICH PEOPLE ARE PROUD TO CALL HOME.

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and Housebuilding companies, carrying out major building and infrastructure projects across the UK.

We work with local communities and residents in order to create developments and homes that complement the local surroundings and make a positive contribution to the community.

In addition, as a responsible Housebuilder, we are committed to promoting sustainability, encouraging the use of environmentally friendly materials and features within our homes.

CUSTOMER EXPERIENCE

Customers are at the forefront of our business and we are constantly striving to improve our levels of service across the whole business. From the moment you register you will be kept up to date with the progress of the development you're interested in. Our website features downloadable brochures, virtual tours, local area information and current availability for you to browse at your convenience.

Our customer charter describes our commitment to providing you with a first-class service and outlines the warranties and guarantees we provide with every home we build.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with leading, independent financial advisor mortgage specialists, New Homes Mortgage Helpline. They provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**.

For all sales enquiries please call

0121 514 5235

lindenhomes.co.uk/cincinnati

Linden Homes West Midlands

Leicester Road, Wolvey
Hinckley, Leicestershire
LE10 3JF

XLWM80 © Linden Homes 2016