



Balaam Wood

Northfield, Birmingham

A desirable development of 2, 3 & 4 bedroom homes



Photographs show typical Kier Living Central properties taken from previous developments

Join the Kier way of living

As part of Kier Group PLC, Kier Living specialises in new homes construction. We apply our vast experience and technical expertise to every aspect of development - from carefully selecting locations where people want to live, through sensitive planning and design, to complex, high quality construction.

We take great pride in improving and transforming areas. Working closely with local planners, we ensure that each new development we build blends in sympathetically with its surroundings, bringing positive change to new communities with a genuine sense of place.

Each Kier Living development is thoughtfully designed to include the careful creation of open spaces, landscaping, and feature uniquely designed exteriors and street scenes to create attractive living environments.

With careful attention to detail, we combine high quality materials, modern construction methods and a superb internal specification to create award-winning new homes.

Buying a new home is exciting and we very much hope you purchase your new home here and enjoy the new community we have created. We want this to be *your home, your location.*



Chris King Managing Director
Kier Living - Central Region



your home

The homes at Balaam Wood have been designed with clean, contemporary styling on the outside, and modern high-specification features on the inside. The well-appointed kitchens with appliances, generously proportioned living areas and master bedrooms featuring fitted wardrobes guarantee a comfortable, relaxed lifestyle, whilst details like chrome furniture on the internal doors, add an unmissable touch of style. With a host of fuel economy features, these properties are brilliantly conceived by Kier Living in every way.

your location

Just a short drive or bus ride from Birmingham City Centre, Balaam Wood puts you in easy reach of one of the UK's most dynamic and entertaining cities. Positioning itself as a major retail, conference and commercial hub, Britain's second city teems with shopping attractions such as the Bull Ring and Grand Central as well as countless cultural, sporting and leisure opportunities in a relaxed setting of town squares and waterside walks.

Educational opportunities are also excellent. There are a number of primary and secondary schools within walking distance of the development, as well as 3 universities and 2 university colleges in the City. Of course, when it comes to transport links, you are located right at the heart of it all. The development enjoys easy access to both the M5 and the M42, whilst Birmingham airport is only around a 30 minutes' drive away.

Balaam Wood, Northfield - *development layout*

Balaam Wood is a popular and sought after new development in Birmingham. Offering a fantastic choice of 2, 3 & 4 bedroom homes of exceptional design, space, specification and energy efficiency.

Contemporary elevations and interiors make these homes an ideal choice for modern living. The high quality internal specification includes designer inspired kitchens with appliances.

With a stunning 1.8 hectare landscaped area at the heart of the development, Balaam Wood is rapidly becoming an established new community. Complete with play areas and a community green, this attractive area of green open space offers outdoor living right on the doorstep of those choosing to make Balaam Wood their home.



The Glade - development layout

2 BEDROOM HOMES

The Woodgate
(65 sq mtr - 698 sq ft)
Plots 544, 545, 548, 549, 553, 554

The Marsden
(76 sq mtr - 814 sq ft)
Plots 501, 502, 507, 508

3 BEDROOM HOMES

The Aston
(82 sq mtr - 892 sq ft)
Plots 509, 510, 514, 515, 542, 543, 550, 551

The Wychwood
(84 sq mtr - 904 sq ft)
Plots 511, 513, 523, 524, 525, 546, 547, 552, 555

The Rableigh
(84 sq mtr - 907 sq ft)
Plots 503, 506, 512, 540, 541

4 BEDROOM HOMES

The Bentley
(120 sq mtr - 1293 sq ft)
Plots 504, 505

Rented



The Avenue - development layout

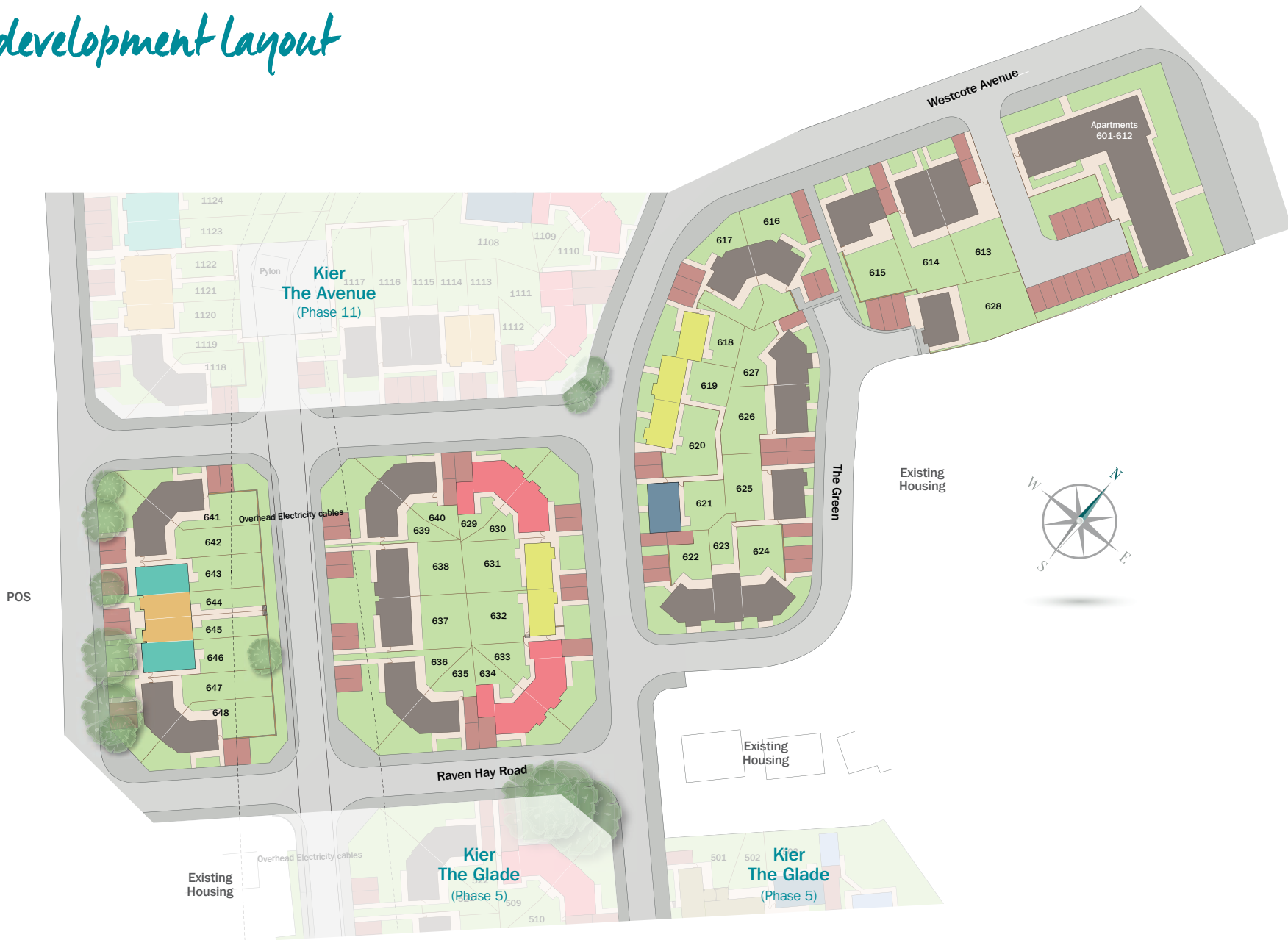
2 BEDROOM HOMES

- The Woodgate**
(64 sq mtr - 697 sq ft)
Plots 644, 645
- The Oakwood**
(65 sq mtr - 708 sq ft)
Plots 618, 619, 620, 631, 632

3 BEDROOM HOMES

- The Aston**
(82 sq mtr - 892 sq ft)
Plots 629, 630, 633, 634
- The Wychwood**
(84 sq mtr - 904 sq ft)
Plots 643, 646
- The Rableigh**
(84 sq mtr - 907 sq ft)
Plots 621

- Rented**



The Avenue - development layout

2 BEDROOM HOMES

The Woodgate
 (64 sq mtr - 697 sq ft)
 Plots 1113, 1114, 1120, 1121, 1122, 1132, 1133

The Oakwood
 (65 sq mtr - 708 sq ft)
 Plots 1106, 1107

3 BEDROOM HOMES

The Aston
 (82 sq mtr - 892 sq ft)
 Plots 1103, 1104, 1109, 1110, 1111, 1112, 1129, 1130

The Wychwood
 (84 sq mtr - 904 sq ft)
 Plots 1123, 1124, 1131, 1134

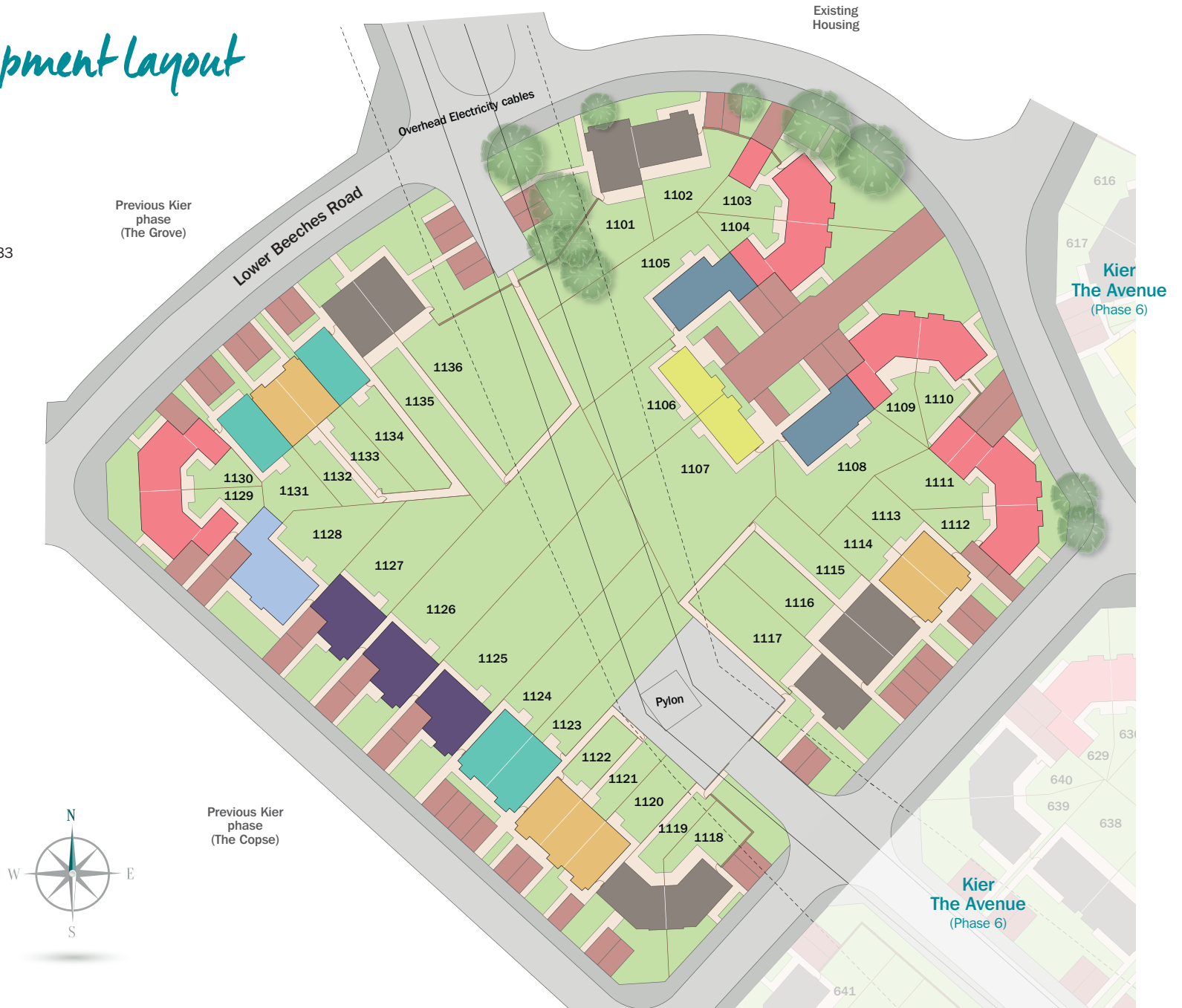
The Rableigh
 (84 sq mtr - 907 sq ft)
 Plots 1105, 1108

4 BEDROOM HOMES

The Granby
 (107 sq mtr - 1155 sq ft)
 Plots 1125, 1126, 1127

The Bentley
 (120 sq mtr - 1293 sq ft)
 Plots 1128

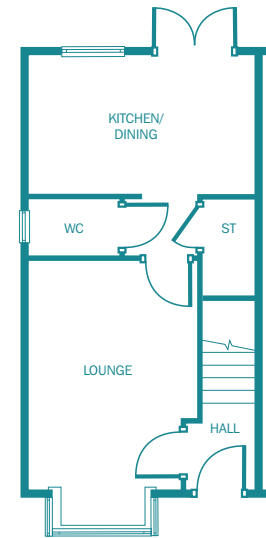
Rented





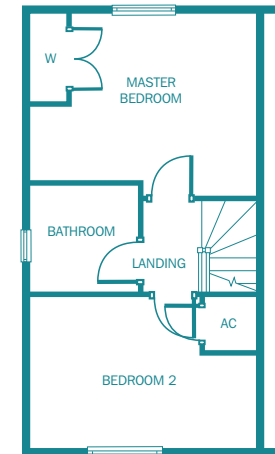
The Woodgate 2 bedroom home - 64 sq mtr 697 sq ft

Plots 544, 545, 548, 549, 553, 554, 644, 645, 1113, 1114, 1120, 1121, 1122, 1132, 1133



GROUND FLOOR

Lounge	3.03m max x 4.14m max 7' 11" max x 13' 7" max
Kitchen/Dining	2.50m x 4.05m 8' 2" x 13' 3"
WC	1.00m x 1.60m 3' 3" x 5' 3"



FIRST FLOOR

Master Bedroom	3.30m max x 4.04m max 10' 10" max x 12' 5" max
Bedroom 2	2.71m max x 3.17m max 8' 10" max x 10' 5" max
Bathroom	1.92m x 1.95m 6' 3" x 6' 4"

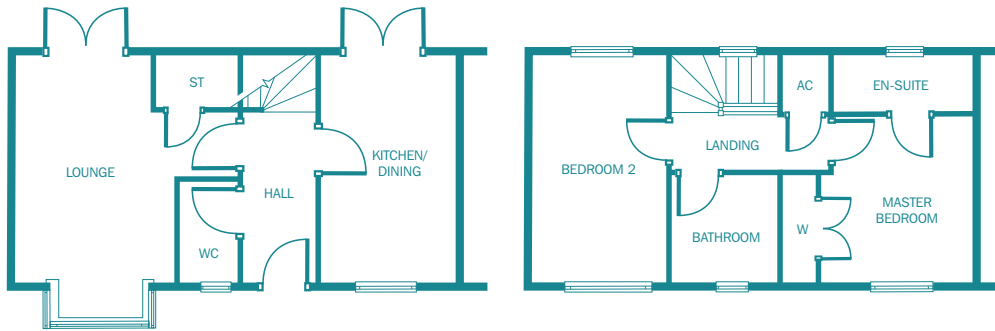
The Woodgate housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Oakwood

2 bedroom home - 65 sq mtr 708 sq ft

Plots 618, 619, 620, 631, 632, 1106, 1107



GROUND FLOOR

Lounge	4.08m max x 2.83m max 15' 5" max x 9' 4"
Kitchen/Dining	4.08m x 2.41m 13' 5" x 7' 11"
WC	1.81m x 1.04m 5' 11" x 3' 5"

FIRST FLOOR

Master Bedroom	2.96m max x 2.69m 9' 9" max x 8' 10"
En-Suite	1.00m x 2.41m 3' 3" x 7' 11"
Bedroom 2	4.08m x 2.40m 13' 5" x 7' 11"
Bathroom	1.70m x 1.89m 5' 7" x 6' 3"



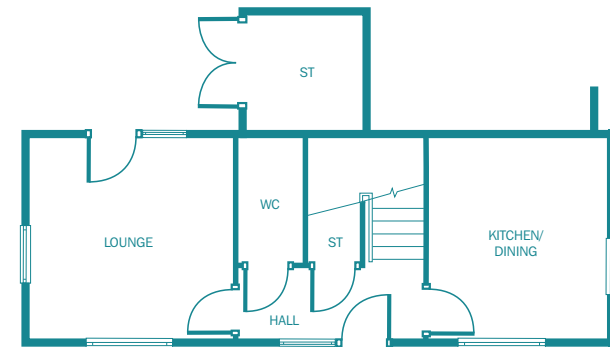
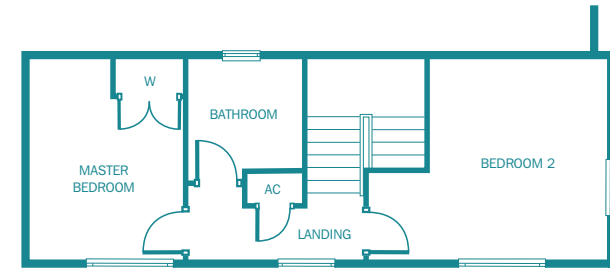
The Oakwood housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Marsden

2 bedroom home - 76 sq mtr 814 sq ft

Plots 501, 502, 507, 508



GROUND FLOOR

Lounge	3.61m x 3.67m 11' 10" x 12' 1"
Kitchen/Dining	3.61m x 3.20m 11' 10" x 10' 6"
WC	2.03m x 1.14m 6' 8" x 3' 9"

FIRST FLOOR

Master Bedroom	3.61m max x 2.77m max 11' 10" max x 9' 1" max
Bedroom 2	3.61m max x 4.31m max 11' 10" max x 14' 2" max
Bathroom	2.18m x 2.05m 7' 2" x 6' 9"

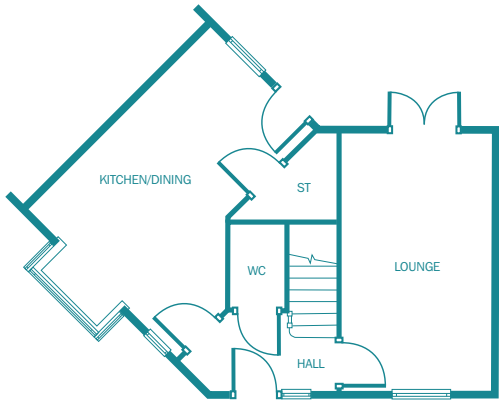
The Marsden housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Aston

3 bedroom home - 82 sq mtr 892 sq ft

Plots 509, 510, 514, 515, 542, 543, 550, 551, 629, 630, 633, 634, 1103, 1104, 1109
1110, 1111, 1112, 1129, 1130



GROUND FLOOR

- Lounge **4.95m x 2.90m max**
16' 3" x 9' 6" max
- Kitchen/Dining **4.95m max x 4.04m max**
16' 3" max x 13' 3" max
- WC **1.6m x 1.01m**
5' 3" x 3' 4"

FIRST FLOOR

- Master Bedroom **4.95 max x 2.90m max**
16' 3" max x 9' 6" max
- En-Suite **1.63m max x 1.88m max**
5' 4" max x 6' 2" max
- Bedroom 2 **2.91m max x 3.02m max**
9' 7" max x 9' 11" max
- Bedroom 3 **3.17m max x 3.04m max**
10' 5" max x 10' 0" max
- Bathroom **1.7m x 2.00m**
5' 7" x 6' 7"

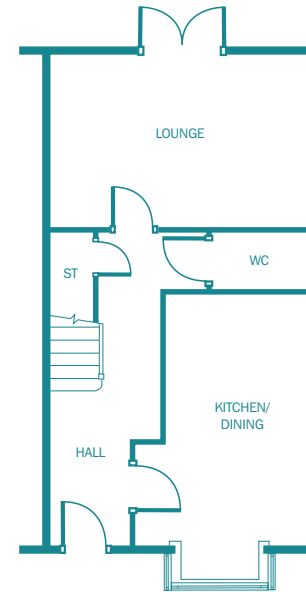


The Aston housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



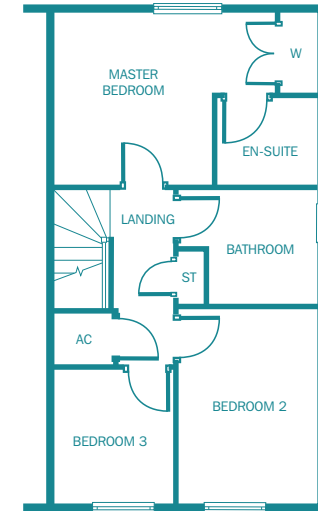
The Wychwood 3 bedroom home - 84 sq mtr 904 sq ft

Plots 511, 513, 523, 524, 525, 546, 547, 552, 555, 643, 646, 1123, 1124, 1131, 1134



GROUND FLOOR

Lounge	3.11m x 4.73m 10' 2" x 15' 6"
Kitchen/Dining	4.55m max x 3.20m max 14' 11" max x 10' 6" max
WC	1.00m x 1.80m 3' 3" x 5' 11"



FIRST FLOOR

Master Bedroom	3.11m max x 4.00m max 10' 2" max x 13' 2" max
En-suite	1.58m x 1.76m 5' 2" x 5' 9"
Bedroom 2	3.51m x 2.45m 11' 6" x 8' 0"
Bedroom 3	2.40m x 2.16m 7' 10" x 7' 1"
Bathroom	2.06m x 2.23m 6' 9" x 7' 4"

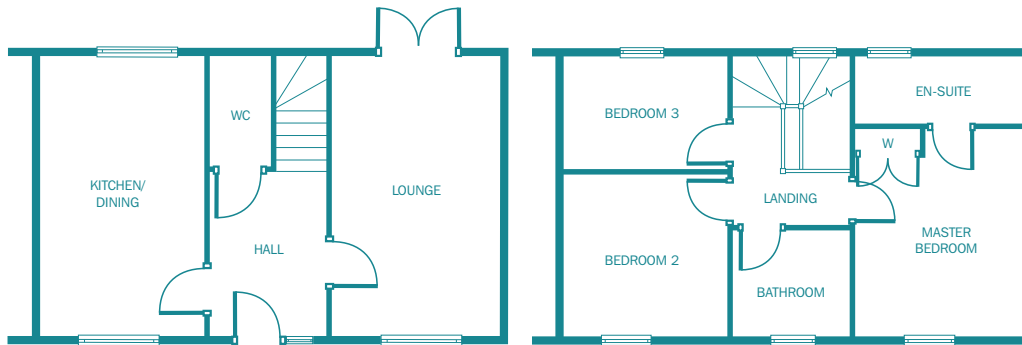
The Wychwood housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



The Rableigh

3 bedroom home - 84 sq mtr 907 sq ft

Plots 503, 506, 512, 540, 541, 621, 1105, 1108



GROUND FLOOR

- Lounge **5.06m x 2.97m**
16' 7" x 9' 9"
- Kitchen/Dining **5.06m x 3.02m**
16' 7" x 9' 11"
- WC **2.00m x 1.08m**
6' 7" x 3' 7"

FIRST FLOOR

- Master Bedroom **3.74m max x 3.02m max**
12' 3" max x 9' 11" max
- En-suite **1.20m x 3.02m**
3' 11" x 9' 11"
- Bedroom 2 **2.91m x 2.97m**
9' 7" x 9' 9"
- Bedroom 3 **2.03m x 2.97m**
6' 8" x 9' 9"
- Bathroom **1.70m x 2.10m**
5' 7" x 6' 11"

The Rableigh housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

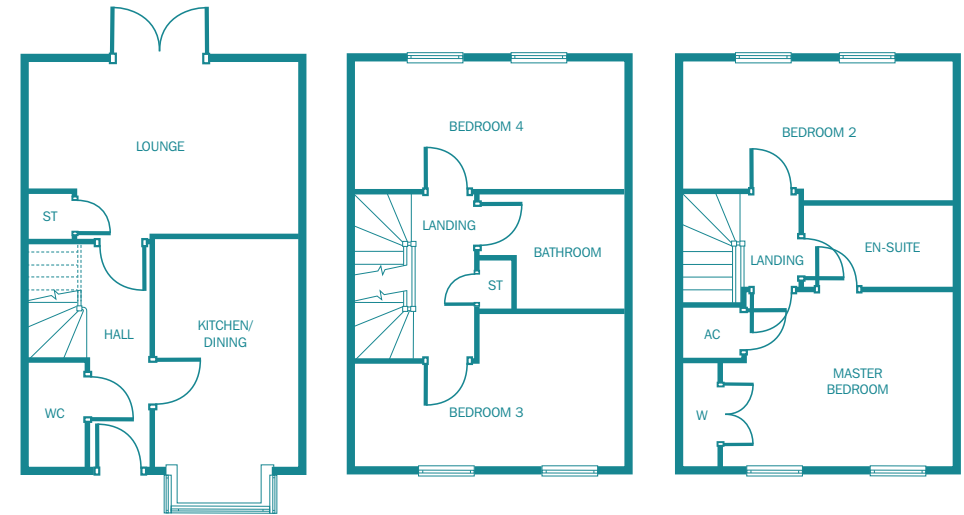




The Granby

4 bedroom home - 107 sq mtr 1155 sq ft

Plots 1125, 1126, 1127



GROUND FLOOR

Lounge	3.10m x 4.84m max 10' 2" x 15' 11" max
Kitchen/Dining	4.09m x 2.55m 13' 5" x 8' 5"
WC	1.86m x 0.98m 6' 1" x 3' 3"

FIRST FLOOR

Bedroom 3	2.74m max x 4.84m max 9' 0" x 15' 11" max
Bedroom 4	2.28m x 4.84m 7' 6" x 15' 11"
Bathroom	2.05m x 2.37m 6' 9" x 7' 9"

SECOND FLOOR

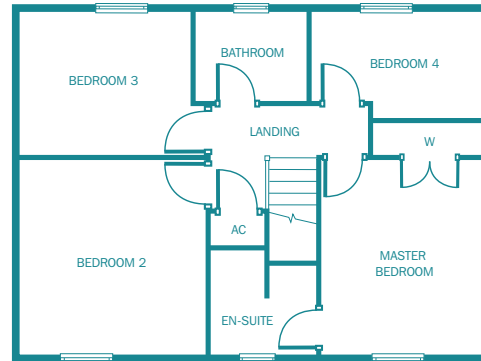
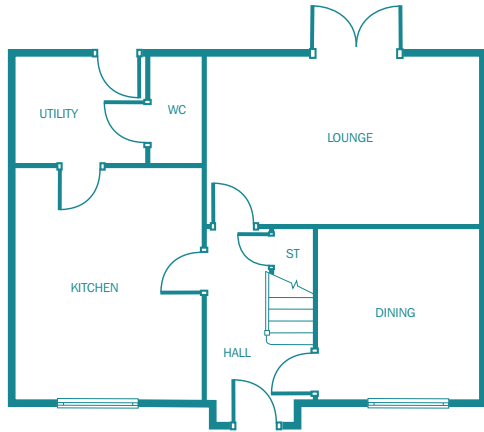
Master Bedroom	3.14m max x 4.12m max 10' 4" x 13' 6" max
En-Suite	1.46m x 2.45m 4' 10" x 8' 0"
Bedroom 2	2.48m x 4.84m 8' 2" x 15' 11"

The Granby housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



4 bedroom home - 120 sq mtr 1293 sq ft

Plots 504, 505, 1128



GROUND FLOOR

Lounge	3.21m x 5.27m 10' 6" x 17' 4"
Dining	3.31m x 3.11m 10' 10" x 10' 2"
Kitchen	4.48m x 3.61m 14' 8" x 11' 10"
Utility	2.04m x 2.54m 6' 8" x 8' 4"
WC	2.04m x 0.95m 6' 8" x 3' 1"

FIRST FLOOR

Master Bedroom	3.78m x 3.11m 12' 5" x 10' 2"
En-suite	2.00m max x 2.05m 6' 7" max x 6' 9"
Bedroom 2	3.77m x 3.61m 12' 4" x 11' 10"
Bedroom 3	2.75m max x 3.61m 9' 0" max x 11' 10"
Bedroom 4	2.03m x 3.29m max 6' 8" x 10' 10" max
Bathroom	1.70m x 2.14m 5' 7" x 7' 0"



The Bentley house type. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

Your specification

External Features

- GRP front door with security lock and chrome effect furniture
- Double glazed PVCu windows
- Door numerals
- PVCu rear glazed door with security lock - *subject to plot*
- Door bell
- Outside lights to front and rear
- Power and light to garages
- Paving slabs to patio
- Block paved driveways
- Outside tap to rear of property
- Turf to front and rear garden
- 1.8m close board fencing panels to rear gardens**

Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white gloss finish
- Almond white emulsion to all internal walls
- Internal doors 4 panel finished in white gloss finish with chrome furniture
- Fitted wardrobes to master bedroom
- *TV points to lounge and master bedroom
- *BT telephone points to lounge and master bedroom
- Chrome light switches
- Chrome sockets in 4 bedroom homes only
- Coving to lounge only

Central Heating

- Gas fired central heating and hot water system
- All radiators have thermostatic radiator valves except room where the thermostat is located

Kitchen Features

- Choice of fitted kitchen† and worksurfaces - *subject to build stage*
- Stainless steel inset sink, bowl and half and drainer with monobloc mixer tap
- Stainless steel single electric oven, gas hob and stainless steel extractor hood to 2 & 3 bedroom homes
- Stainless steel double electric oven, gas hob and stainless steel extractor hood to 4 bedroom homes
- Opaque glass splashback to hob
- Chrome downlighters
- Free standing washer/dryer and fridge freezer
- Integrated dishwasher, washer/dryer and fridge freezer in 4 bedroom homes only
- Ceramic floor tiling to kitchen area in 4 bedroom homes only

Bathroom/Cloakroom/En-suite Features

- All sanitaryware white
- Choice of Porcelanosa wall tiles - *subject to build stage*
- Shower to en-suite
- Extractor fan
- Shaver point to bathroom and en-suite
- Chrome downlighters to bathroom and en-suite
- Chrome heated towel rail to en-suite
- Chrome heated towel rail to bathroom and en-suite in 4 bedroom homes only
- Ceramic floor tiling to bathroom, en-suite and cloakroom in all 4 bedroom homes

Warranty

- All our homes come with a 10 year home warranty with NHBC Guarantee and 2 year Customer Service support



Please confirm all details with the Development Sales Advisor at point of purchase. Specifications are correct at the time of printing. We reserve the right to change or substitute alternative items of the same quality. This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation. *Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided.

**See drawings as some plots will have walls. †See the Development Sales Advisor for plot specific kitchen layout. Photographs show typical Kier Living Central properties taken from previous developments

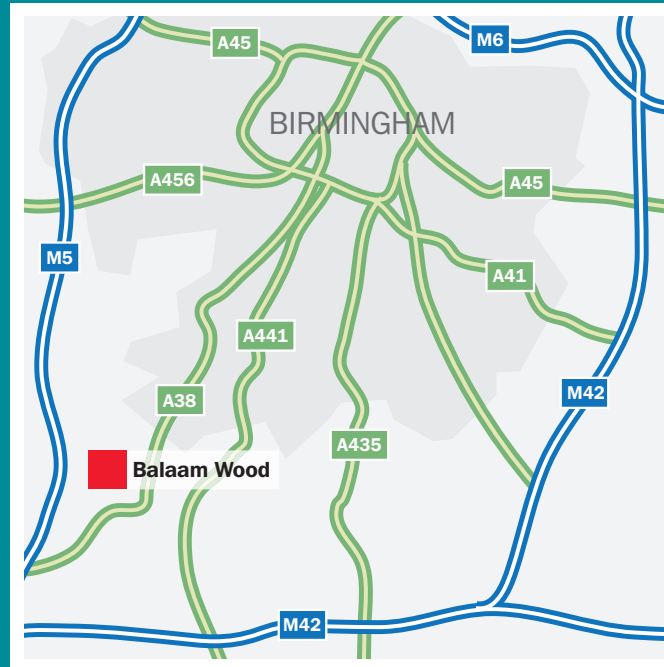


Photographs show typical Kier Living Central properties taken from previous developments

Balaam Wood

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Call: 0121 477 9164 email:kph.balaamwoodsales@kier.co.uk



Property Misdescriptions Act 1991

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Aug16