



Waterside Place

Brownhills

A select 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



Statue of John "Jigger" McKenna commemorating the towns mining tradition

Your home, your location

Waterside Place is a distinctively attractive development of 2, 3 and 4 bedroom homes for sale. Our architects and interior designers have combined contemporary features, inside and out, with traditional standards of finish to give these properties their unique character. A new home from Kier Living offers you all the advantages of easy maintenance, energy efficiency and modern conveniences along with a very appealing living environment. With stylish, contemporary kitchens, comfortable, well-appointed living areas and master bedrooms with space-saving built-in wardrobes, these homes are ideal for couples and families, alike.

The Brownhills location is perfect for amenities and recreation. The town itself has a traditional high street lined with shops, many of them independent, as well as banks, restaurants, a post office and a large Tesco store. Perfect for families too, with several nearby primary schools and two secondary schools, including the much sought after Shire Oak Academy.

When it comes to leisure pursuits, the area is spoilt for choice. Brownhills Common is ideal for walking, cycling or birdwatching, whilst nearby Chasehill Reservoir offers sailing, water skiing and windsurfing. Cannock Chase is exceptionally beautiful, and the commuter links are excellent from this central location with easy access to Sutton Coldfield, Walsall, the M6 and Birmingham.


experience Waterside Place






Waterside Place


2 BEDROOM HOMES


 **The Elvedon**
(63.2 sq mtr - 680 sq ft)
Plots 140, 141, 145, 146,
147,150, 151


 **The Oakwood**
(63.3 sq mtr - 681 sq ft)
Plots 138, 139


 Social Homes - Rented

3 BEDROOM HOMES


 **The Farnborough**
(80.1 sq mtr - 862 sq ft)
Plots 115, 116, 117, 118, 119, 120,
152, 153, 154, 155, 156, 157


 **The Aston**
(82.3 sq mtr - 885 sq ft)
Plots 148, 149

 **The Pershore**
(84 sq mtr - 904 sq ft)
Plots 135, 136, 137, 142, 143, 144

 **The Fairbourne**
(91.2 sq mtr - 981 sq ft)
Plots 102, 103, 104, 111, 112, 113, 114

4 BEDROOM HOMES

 **The Kingswood**
(108.1 sq mtr - 1163 sq ft)
Plots 121, 127, 128, 134

 **The Granby**
(119.3 sq mtr - 1284 sq ft)
Plots 122, 123, 124, 125, 126, 129,
130, 131, 132, 133

Development layout

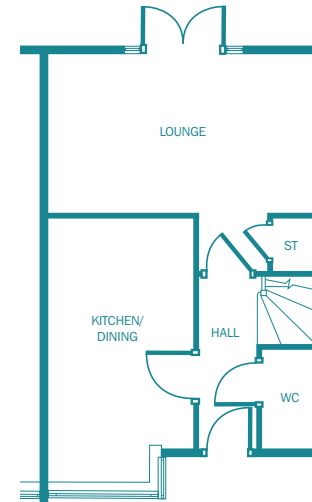


The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.



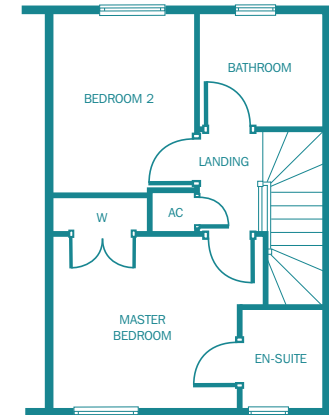
The Elvedon 2 bedroom home - 63.2 sq mtr 680 sq ft

Plots 140, 141, 145, 146, 147, 150, 151



GROUND FLOOR

Lounge	3.72m max x 4.62m 11' 9" max x 15' 2"
Kitchen/Dining	4.6m max x 2.48m 15' 1" max x 8' 2"
WC	1.66m x 0.94m 5' 5" x 3' 1"



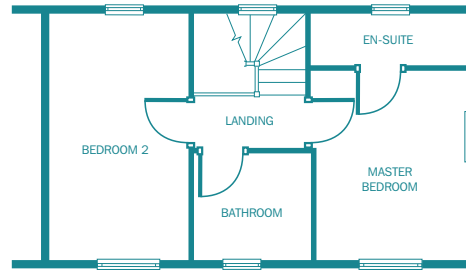
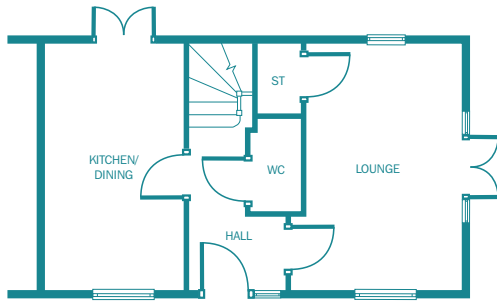
FIRST FLOOR

Master Bedroom	2.91m x 3.6m max 9' 7" x 11' 10" max
En-suite	1.66m x 1.35m 5' 5" x 4' 5"
Bedroom 2	3.05m x 2.4m 10' 0" x 7' 11"
Bathroom	1.9m x 2.1m 6' 3" x 6' 10"

The Elvedon 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 - 63.3 sq mtr 681 sq ft

Plots 138, 139



GROUND FLOOR

Lounge	4.44m 3.08m max 14' 7" x 10' 1" max
Kitchen/Dining	4.43m x 2.5m 14' 6" x 8' 2"
WC	1.65m x 0.9m 5' 5" x 2' 11"

FIRST FLOOR

Master Bedroom	3.4m x 2.78m max 11' 2" x 9' 1" max
En-suite	0.91m x 2.78m 3' 0" x 9' 1"
Bedroom 2	4.43m x 2.5m 14' 6" x 8' 2"
Bathroom	1.91m x 2.09m 6' 3" x 6' 10"

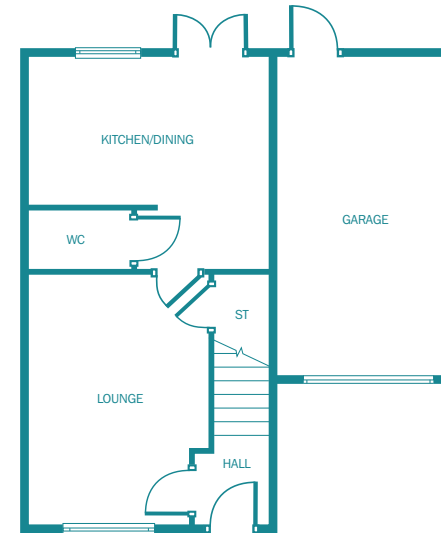


The Oakwood housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension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



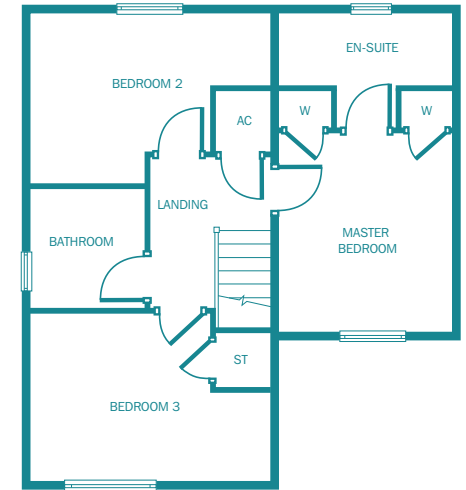
The Farnborough 3 bedroom home - 80.1 sq mtr 862 sq ft

Plots 115, 116, 117, 118, 119, 120, 152, 153, 154, 155, 156, 157



GROUND FLOOR

Lounge	4.94m max x 3.06m max 16' 2" max x 10' 0" max
Kitchen/Dining	3.62m max x 4.08m max 11' 10" max x 13' 4" max
WC	1.02m x 1.72m 3' 4" x 5' 8"



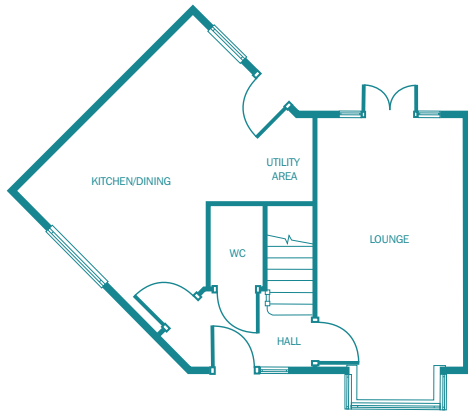
FIRST FLOOR

Master Bedroom	3.36m x 2.79m 11' 0" x 9' 2"
En-suite	1.92m max x 2.79m 6' 3" max x 9' 2"
Bedroom 2	2.89m max x 4.08m max 9' 6" max x 13' 4" max
Bedroom 3	2.87m max x 4.08m max 9' 5" max x 13' 4" max
Bathroom	2.0m x 1.96m 6' 7" x 6' 5"

The Farnborough 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 - 82.3 sq mtr 885 sq ft

Plots 148, 149



GROUND FLOOR

- Lounge **5.63m max x 2.9m max**
18' 5" max x 9' 6"
- Kitchen/Dining **4.95m max x 4.01m max**
16' 3" max x 13' 2" max
- WC **1.6m x 1.01m**
5' 3" x 3' 4"

FIRST FLOOR

- Master Bedroom **4.95m max x 2.9m max**
16' 3" max x 9' 6" max
- En-suite **1.85m max x 1.88m max**
6' 1" max x 6' 2" max
- Bedroom 2 **2.91m max x 3.21m max**
9' 7" max x 10' 6" max
- Bedroom 3 **3.08m max x 2.88m max**
10' 1" max x 9' 6" max
- Bathroom **2.0m x 1.92m**
6' 7" x 6' 4"

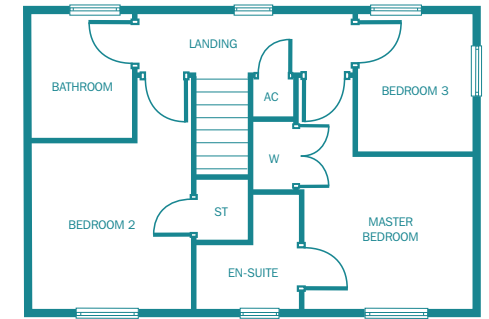
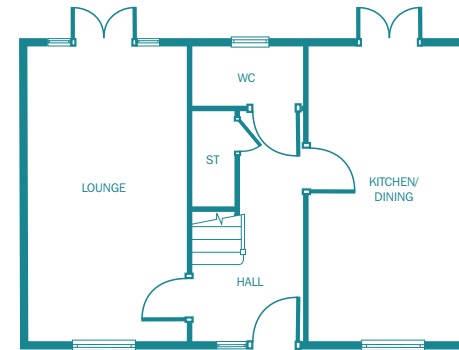


The Aston housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension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



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

Plots 135, 136, 137, 142, 143, 144



GROUND FLOOR

- Lounge **5.29m x 2.86m**
17' 4" x 9' 5"
- Kitchen/Dining **5.29m x 2.86m**
17' 4" x 9' 5"
- WC **1.04m x 1.97m**
3' 5" x 6' 6"

FIRST FLOOR

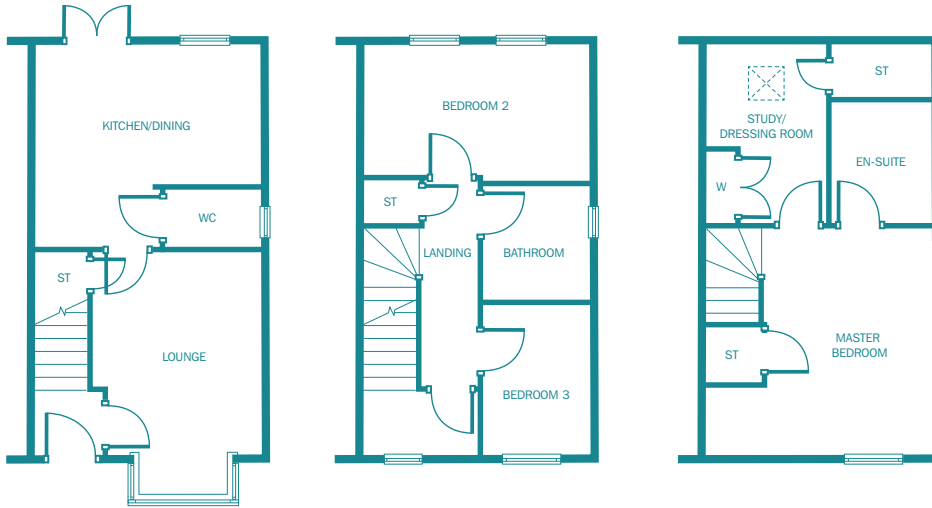
- Master Bedroom **4.13m max x 3.02m**
13' 7" max x 9' 11"
- En-suite **2.03m max x 1.82m**
6' 8" max x 6' 0"
- Bedroom 2 **4.13m max x 2.86m**
13' 7" max x 9' 5"
- Bedroom 3 **2.44m x 2.02m**
8' 0" x 6' 8"
- Bathroom **2.2m x 1.7m**
7' 3" x 5' 7"

The Pershore 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 Fairbourne

3 bedroom home - 91.2 sq mtr 981 sq ft

Plots 102, 103, 104, 111, 112, 113, 114



GROUND FLOOR

Lounge	3.66m x 3.04m max 12' 0" x 10' 0" max
Kitchen/Dining	2.51m x 4.08m 8' 3" x 13' 5"
WC	1.02m x 1.71m 3' 4" x 5' 7"

SECOND FLOOR

Master Bedroom	4.09m x 4.08m max 13' 5" x 13' 5" max
En-Suite	2.18m x 1.58m 7' 2" x 5' 2"
Study/ Dressing Room	3.22m x 2.16m 10' 7" x 7' 1"

FIRST FLOOR

Bedroom 2	2.44m x 4.08m max 8' 0" x 13' 5" max
Bedroom 3	2.71m x 1.91m 8' 11" x 6' 3"
Bathroom	2.03m x 1.71m 6' 8" x 5' 7"

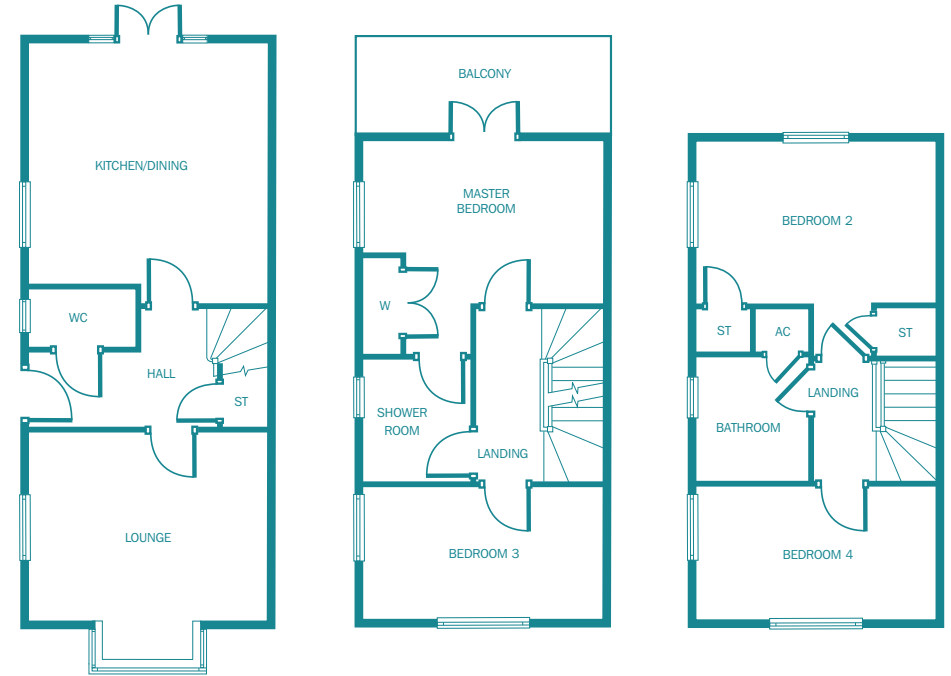


The Fairbourne housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpets sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension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



The Kingswood 4 bedroom home - 108.1 sq mtr 1163 sq ft

Plots 121, 127, 128, 134



GROUND FLOOR

Lounge	3.90m max x 4.08m 13' 0" max x 13' 5"
Kitchen/Dining	4.44m max x 4.08m 14' 7" max x 13' 5"
WC	0.98m x 1.81m 3' 3" x 5' 11"

SECOND FLOOR

Bedroom 2	3.66m max x 4.08m 12' 0" max x 13' 5"
Bedroom 4	2.27m max x 4.08m 7' 5" max x 13' 5"
Bathroom	2.11m max x 1.9m 6' 11" max x 6' 3"

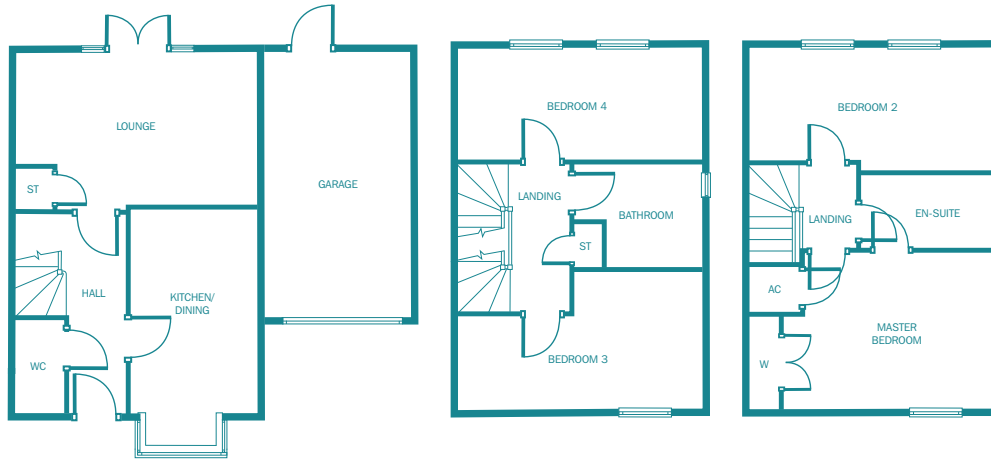
FIRST FLOOR

Master Bedroom	3.64m max x 4.08m 11' 11" max x 13' 5"
Shower Room	2.07m x 1.81m 6' 9" x 5' 11"
Bedroom 3	2.27m x 4.08m 7' 5" x 13' 5"

The Kingswood 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 - 119.3 sq mtr 1284 sq ft

Plots 122, 123, 124, 125, 126, 129, 130, 131, 132, 133



GROUND FLOOR

- Lounge **4.01m max x 4.84m**
13' 2" max x 15' 11"
- Kitchen/Dining **4.76m max x 2.56m**
15' 8" max x 8' 5"
- WC **1.85m x 0.98m**
6' 1" x 3' 3"

SECOND FLOOR

- Master Bedroom **3.13m max x 4.12m max**
10' 3" max x 13' 6" max
- En-suite **1.46m x 2.45m**
4' 10" x 8' 0"
- Bedroom 2 **3.38m max x 4.84m**
11' 1" max x 15' 11"

FIRST FLOOR

- Bedroom 3 **2.74m max x 4.84m max**
9' 0" max x 15' 11" max
- Bedroom 4 **3.18m x 4.84m**
10' 5" x 15' 11"
- Bathroom **2.08m max x 2.57m max**
6' 9" max x 8' 5" max



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 carpets 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.

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
- 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 - selected plots
- *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
- Smoke detectors (mains powered)
- Electric fire fused spur in lounge

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 electric single oven, gas hob† and stainless steel extractor hood
- Stainless steel electric double oven, gas hob† and stainless steel extractor hood in 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

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

Central Heating

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

Warranty

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



Waterside Place

off Silver Street, Brownhills, Walsall WS8 6ER

Call: 0845 652 2492 email: watersideplacesales@kier.co.uk



Property Misdescriptions Act 1991

In accordance with the Property Misdescriptions Act 1991, the information contained in this document is provided for general guidelines only, and does not form the whole or any part of any offer or contract. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Kier Living representative for further details and to satisfy themselves as to their accuracy. All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. Kitchen layouts are indicative only. Please refer to the Development Sales Advisor for detailed layout. The metric dimensions shown have been taken from working drawings and may vary slightly on finished properties. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Our Development Sales Advisor will be pleased to give you actual measurements at the appropriate build stage. In order to improve the development, elevational treatments, brick colour, garage position and type (not integral) and parking spaces may vary from plot to plot. The handing of the property and landscaping may also vary from that shown. Please check with the Development Sales Advisor for details on specific plots.

