



**HARBORNE**  
PLACE



ST. PHILIPS  
HOMES





St. Philips Homes has a leading reputation for building exclusive homes in desirable locations.

With an emphasis on design, quality and excellent service, our priority is to match you with your perfect home.

With our expert team of experienced property professionals on hand from conception through to completion, a St. Philips home is not just bricks and mortar, it's somewhere you can make the most of your home and your surroundings.

Our personalised approach to homebuilding is what makes us unique, we understand that everyone is different and their homes are individual. That's why we tailor our properties and developments to suit a wide range of budgets and requirements.



## HARBORNE PLACE

### First class suburban living in the heart of Harborne

Located just minutes away from Harborne High Street on Lordswood Road, this exclusive development contains seven luxuriously appointed town houses - now available to reserve.

Each property in the collection presents the ultimate in suburban living and is within walking distance of a range of amenities including independent shops, popular restaurants and bars, local top-rated schools and boasts easy access to major transport links.

Each property will feature a well-proportioned living room with bifolding doors to the rear garden, five generously sized bedrooms, three or four en-suites and bathrooms, plus underfloor heating throughout.

Appointed with unique stylish features, St. Philips Homes has partnered with leading companies Neptune and Porcelanosa in order to provide the very best in bespoke kitchen and bathroom designs at Harborne Place.





## Brand new homes with a nod to history

As a tribute to the history of Harborne Village, each property is named after a notable individual who originated from or lived in the local area. Distinctively titled to reflect the past whilst providing a strong sense of identity and place, each property is a manifestation of the very best in contemporary living.







KITCHEN TYPE

## Suffolk Range

The following plots are fitted with a luxury Neptune kitchen from the Suffolk range

PLOT 1

### THE AMISS

PLOT 3

### THE FREEMAN

PLOT 5

### THE ATTWOOD

PLOT 7

### THE BRANTOCK



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 5 BEDROOMS

 4 BATHROOMS

 2 PARKING SPACES

PLOTS 1, 3, 5 & 7

1,738 SQ FT / 161 SQM



Ground Floor

Living Room	4.96M X 4.13M / 16FT 3" X 13FT 6"
Kitchen/Dining	6.81M X 2.62M / 22FT 4" X 8FT 7"



First Floor

Bedroom 1	3.40M X 3.29M / 11FT 3" X 10FT 9"
Bedroom 2	4.65M X 2.53M / 15FT 3" X 8FT 3"
Bedroom 3	3.65M X 2.34M / 11FT 8" X 7FT 8"



Second Floor

Bedroom 4	5.00M X 4.51M / 16FT 5" X 14FT 9"
Bedroom 5	5.00M X 4.17M / 16FT 5" X 13FT 8"



KITCHEN TYPE

## Limehouse Range

The following plots are fitted with a luxury Neptune kitchen from the Limehouse range

PLOT 2

### THE AUDEN

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PLOT 4

### THE ASTON

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PLOT 6

### THE GRICE



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 5 BEDROOMS

 3 BATHROOMS

 2 PARKING SPACES

PLOTS 2, 4 & 6

1,639 SQ FT / 152 SQM



## Ground Floor

Living Room	4.96M X 4.13M / 16FT 3" X 13FT 6"
Dining Kitchen	6.81M X 2.62M / 22FT 4" X 8FT 7"



## First Floor

Bedroom 1	3.42M X 3.29M / 11FT 3" X 10FT 9"
Bedroom 2	4.65M X 2.53M / 15FT 3" X 8FT 3"
Bedroom 3	3.56M X 2.34M / 11FT 8" X 7FT 8"



1500mm  
Ceiling height

## Second Floor

Bedroom 4	4.96M X 3.98M / 16FT 3" X 13FT 1"
Bedroom 5	4.49M X 3.70M / 14FT 9" X 12FT 2"



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# Specification

## High Quality Fitted Kitchen by Neptune

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- Villeroy and Boch ceramic single sink with Quooker Fusion chrome tap in Suffolk range
- Neptune stainless steel undermounted sink with Quooker Fusion chrome tap in Limehouse range
- Old English White Quartz worktop in Suffolk range
- Silestone Gris Expo worktop in Suede finish in Limehouse range
- Open shelved pantry with choice of glass or solid door
- Neff stainless steel slide and hide single oven
- Neff stainless steel compact oven with microwave
- Neff stainless steel warming drawer
- Neff stainless steel box chimney hood
- Neff black induction hob with splash back behind
- Neff integrated fridge freezer
- Neff integrated dishwasher

## Bathroom, En-suites and WC

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- Porcelanosa sanitaryware
- Porcelanosa chrome mixer taps to bath
- Porcelanosa chrome mixer taps to sinks in bathroom, en-suites and wash hand basin
- Porcelanosa floor tiles to bathroom, kitchen and hallway
- Porcelanosa wall tiles to bathroom and en-suites
- Extractor fans to wet areas
- Porcelanosa thermostatic showers
- Porcelanosa glass shower cubicles/screens

## Flooring

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- Porcelanosa floor tiling to kitchen, hallway, bathroom and en-suites
- Underfloor heating throughout

## Electrical, Windows and Joinery

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- TV socket to living room, bedroom 1, bedroom 2 and bedroom 4
- BT socket to living room, hall, bedroom 1, bedroom 2, bedroom 4 and bedroom 5
- Mains operated smoke detectors interconnected with battery backup
- CAT 6 cabling
- Coach light with motion sensor to front and rear elevation
- LED downlights to kitchen and bathroom
- Security alarm
- Smart Home ready (separate information available)
- Chrome lever furniture to internal doors and external doors
- White horizontal panelled internal doors
- Fitted wardrobes to bedroom 1, bedroom 2, bedroom 3 and bedroom 5
- GRP front doors fitted with mains doorbell, door numbers and multilocking system

## External Features

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- UPVC double glazed windows
- Two car parking spaces per plot
- Turfed/planted areas to front
- Paved patio area
- Turf to rear garden
- Outside tap
- Loft and cavity insulation
- Wooden gate to side access
- 1.8m closeboarded fence to rear garden

## General

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- Ideal gas fired central heating boiler
- Crown white matt emulsion walls and ceilings, white gloss to woodwork
- 10 year Build-Zone building warranty
- 2 year St. Philips warranty



# Site Plan

1

## THE AMISS

SEMI DETACHED 5 BEDROOMS

2

## THE AUDEN

SEMI DETACHED 5 BEDROOMS

3

## THE FREEMAN

SEMI DETACHED 5 BEDROOMS

4

## THE ASTON

SEMI DETACHED 5 BEDROOMS

5

## THE ATTWOOD

END TERRACE 5 BEDROOMS

6

## THE GRICE

MID TERRACE 5 BEDROOMS

7

## THE BRANTOCK

END TERRACE 5 BEDROOMS



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## Neptune Kitchens

We have partnered with Neptune to bring you the very best in design, features and fixtures. Neptune kitchens are made using the finest materials, all cabinets are solid timber and work surfaces are crafted from Quartz.



## Porcelanosa Bathrooms

Porcelanosa has a reputation for providing beautiful high end bathroom products and designs and we have worked with them to create perfect bathrooms and en-suites using Porcelanosa white modern sanitaryware, chrome fittings, tiling and flooring.



## Bifolding Doors

Leading from the living room into the rear garden, there are glass bifolding doors, which you can fold back during warmer months to extend your living space and through which you can admire the seasonal change during cooler months.



## Juliet Balconies

Each of the rear two bedrooms on the first floor benefits from glass Juliet balconies with wide opening patio doors. Specially designed to create a light and airy space to look over the garden and give you a great viewpoint from which to enjoy the surrounding outdoors.





## Desirability

Ideally suited to commuters and growing families alike, Harborne Place is situated within the desirable and prosperous suburb of Harborne, which is within easy reach of Birmingham City Centre. Each property in this collection of luxury family homes is designed to provide the ultimate in suburban living.



## Trust and Experience

Customer satisfaction is at the heart of what we do, and is behind our consistent focus on exceptional design and high standards of quality. With a specialist team of reliable housebuilder professionals, we have a wealth of experience to deliver quality homes and excellent service.



## Consumer Code

For your protection, the Consumer Code sets independent standards and procedures for homebuilders to follow. We support and fully comply with these industry regulations, which provides you with the highest level of assurance, customer satisfaction and a clear procedure, which you can rely on should you need it.



## Warranties

Each of our new homes comes with a ten-year structural warranty from Build-Zone, an independent and leading industry warranty provider. As well as this, we also provide a St. Philips warranty for two years on fixtures and fittings. This means that you can move into your new home safe in the knowledge that it has been constructed and fitted out to the highest standard and you are protected.



# The Lifestyle

Complete with an abundance of food offerings, a range of leisure amenities, a wide variety of highly-rated schools and just a ten minute drive into Birmingham city centre, Harborne is one of the most sought-after places to live in the region.







## Shopping

Strolling down the renowned High Street, Harborne residents have easy access to a number of supermarkets and services, including Waitrose and M&S - perfect for a hassle-free food shop. There are also nearby specialist home and interiors stores Oka Direct, Kin Home, Oliver Bonas, Heal's and MADE.COM from which to furnish your new home.





The Plough Harborne

## Dining Out

A range of popular restaurants also make dining out easy - such as Boston Tea Party and Prezzo, both of which are set within the Clock Tower and School Yard building. You also don't need to look far to find independent restaurants such as the highly acclaimed Harborne Kitchen, serving up mouth-watering fine dining for those special occasions and family-run Buonissimo for fresh, modern Italian cuisine.



## Pubs and Bars

Harborne is famous for its great array of pubs and bars, complete with relaxed, quirky interiors and welcoming atmosphere. The Plough is a modern pub with fantastic outdoor space, The Paper Duck an independent pub which specialises in craft beers and The Junction provides a warm, friendly atmosphere in which to enjoy a leisurely drink, or two.



The Green Man



The Plough Harborne



## Leisure

Once you've enjoyed a delicious treat from Peel & Stone bakery, head across to Harborne Pool and Fitness Centre just across the road complete with a state of the art gym and 25-metre swimming pool. For those with an interest in sports, Harborne Cricket Club and Harborne Golf Club are on the doorstep, plus there's easy access to the nearby Priory Tennis Club and Edgbaston Stadium with its world-class cricket tournaments.



Harborne Pool and Fitness Centre





Birmingham Blue Coat School

## Schools

Harborne is well known for its quality of schools and academic successes. With five primary and four secondary schools, all of which are highly rated, the area provides access to exemplary educational opportunities and support. Plus, some of the schools provide a number of activities for children and adults to enjoy, including a cookery school and yoga centre.





Winterbourne House © Greg Milner

## Things to do

With the Botanical Gardens and Winterbourne House and Gardens on its doorstep, Harborne offers access to a number of days out from a relaxing stroll in the park to an action packed family adventure. Within 4 miles sits Woodgate Valley Country Park, 250 acres of countryside that are perfect for horse-riding, pony trekking and dog walking or come face-to-face with lions, tigers and rhino at West Midlands Safari Park.



West Midlands Safari Park





Woodgate Valley Country Park



Harborne Golf Club



Cadbury World



Grove Park, Harborne



# Locality

## Harborne



Harborne Pool and Fitness Centre

0.2 MILES

 4 MINS

Harborne High Street

0.3 MILES

 1 MINS    6 MINS




Waitrose

0.6 MILES

 3 MINS    12 MINS

Queen Elizabeth Hospital

1.3 MILES

 4 MINS    25 MINS    EVERY 5-10 MINS

## Birmingham

Birmingham City Centre

3.9 MILES

 15 MINS    EVERY 5-10 MINS

Birmingham New Street Station

4 MILES

 15 MINS    EVERY 5-10 MINS

Birmingham Snow Hill Station

4.8 MILES

 18 MINS    EVERY 5-10 MINS

Birmingham Moor Street Station

5.6 MILES

 20 MINS    EVERY 5-10 MINS

## Attractions


Botanical Gardens

2.8 MILES

 10 MINS


Cadbury World

3 MILES

 12 MINS

Brindley Place

3.2 MILES

 14 MINS


Birmingham Symphony Hall

3.3 MILES

 14 MINS    EVERY 5-10 MINS


Arena Birmingham

3.7 MILES


 15 MINS

NEC Birmingham

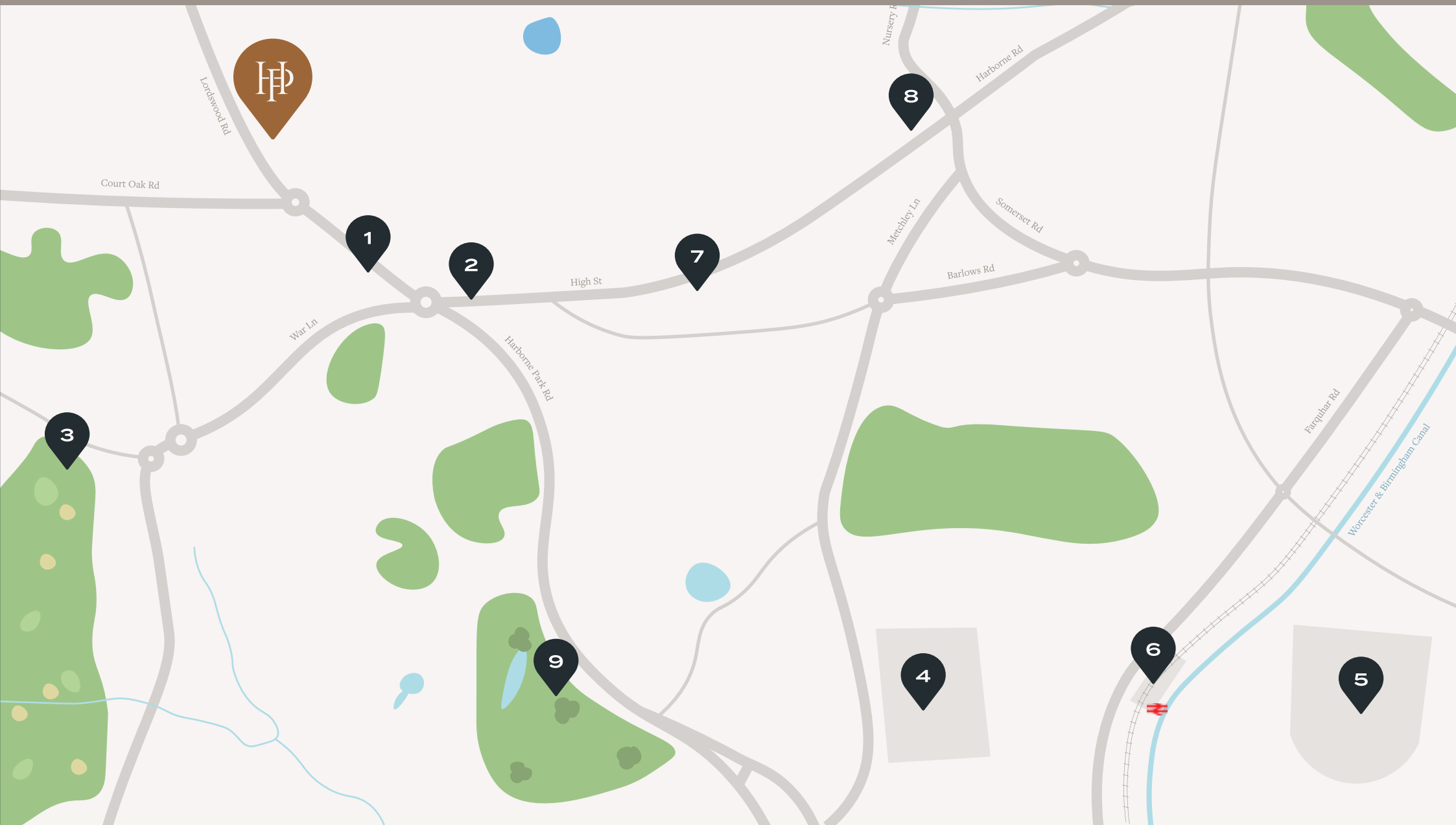
16.7 MILES

 35 MINS

1. Harborne Pool and Fitness Centre
2. Harborne High Street
3. Harborne Golf Club

4. Queen Elizabeth Hospital
5. University of Birmingham
6. University Rail Station 

7. Waitrose
8. Marks and Spencer Simply Food
9. Grove Park



# Our Pledge

We appreciate that the decision to purchase your new home is one of the most exciting and important decisions you will ever make.

We want you to feel fully informed, happy and secure when you buy your new home, which is why we clearly outline the levels of protection and service you can expect from us.

Our experienced team will be with you every step of the way, both before and after you move into your new home and here are some of the ways in which we will be there to help.



## Initial enquiry

When you make an enquiry with us, or visit our development, we will answer any questions you have about the property or the process and send you the sales brochure by post or email. We will also provide you with marketing information.

## Reservation of your new home

At this stage, you will be issued with the Consumer Code. We will explain the Code and our commitment to you to deliver the best service. You will also meet the site manager responsible for building your new home and we will explain to you how the site manager and our sales team will keep in touch with you.

## Updates on your new home

Throughout the process the site manager or a member of our sales team will provide you with regular updates on the progress of the build of your new home, and the likely completion date. During the process, the site manager and our sales team will be on hand during office hours to assist with any questions you may have.

## Familiarisation

Once your home is complete we will organise a personal demonstration visit. This is the exciting moment when we show you around your new home for the first time and explain how everything works. We will also issue you with your Handover Manual.

## Moving day

The most exciting day of all! When you have legally completed on the purchase of your new home, our sales team will be on hand with the keys to welcome you and ensure a smooth handover.

## Settling in

We will contact you a week after moving in, and again after a month, to check that you are happy with your new home and that it meets all your expectations. If anything isn't quite right we will resolve it promptly. We will ensure that you understand the procedure for reporting any problems during the warranty period and also provide you with a customer survey, which we hope you will complete to give us the feedback we need to make our customer service pledge even better.



Please contact Mandip Sandhu of St. Philips Homes in the first instance if you have any queries.



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We pride ourselves on our expert advice and personalised service - get in touch to see how we can help you to find *your perfect home*.

ALL ENQUIRES VIA SELLING AGENT:



0121 200 4567

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