

BEAUFORT

6 NORFOLK RD | EDGBASTON

CLAREMONT APARTMENTS

PART OF THE BESPOKE COLLECTION
BY SPITFIRE HOMES



A STATEMENT ADDRESS.

Discreetly set back from one of Edgbaston's most premier roads, Beaufort represents a very private enclave of properties; a rare and desirable proposition.

Since the 18th century, Beaufort's location has been home to the accomplished and influential, including members of the House of Commons and the former Baron of Edgbaston. Now the original Italianate-style villa, stable block and extensive grounds are witnessing a revival which includes the creation of a curated selection of new residences forming part of Spitfire Homes' renowned Bespoke Collection.

Spitfire has forged a reputation for its ability to create beautiful homes which respect the heritage of their settings. Beaufort is a testament to this ability, offering a unique, characterful and varied collection of both new and restored houses and apartments.

CLAREMONT APARTMENTS.



WESTON HOUSE MANSION APARTMENTS.





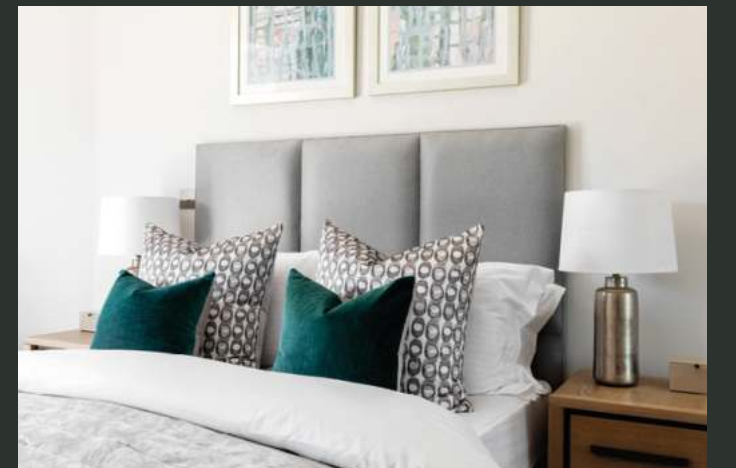
CLAREMONT APARTMENTS.

TIMELESS ELEGANCE.

Set behind an elegant four-storey brick façade, the newly built Claremont Apartments are at the very heart of Beaufort.

The one- and two-bedroom apartments all offer open-plan kitchen and living areas with access on to private balconies; ground floor apartments also benefit from their own garden terraces.

On the top floor, two spacious three-bedroom penthouses offer expansive open-plan living accommodation, each with two sets of bi-fold doors opening on to extensive terraces.



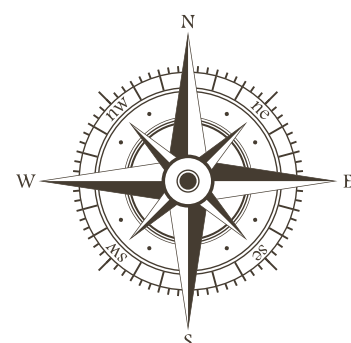
BEAUFORT

CLAREMONT APARTMENTS

BEAUFORT
MEWS

WESTON HOUSE MANSION APARTMENTS

REGENCY
VILLAS

MIDDLETON
COLLECTION

GROUND FLOOR

NO'S. 1-8



No 1

Kitchen/Living/ Dining Area	6.65m x 4.37m	21'10" x 14'4"
Primary Bedroom	4.84m x 3.28m	15'10" x 10'9"

No 2

Living Area	3.77m x 2.90m	12'4" x 9'6"
Kitchen/ Dining Area	7.33m x 2.38m	24'1" x 7'10"
Primary Bedroom	4.21m x 2.89m	13'10" x 9'6"
Secondary Bedroom	4.27m x 2.61m	14'0" x 8'7"

No 3

Kitchen/Living/ Dining Area	6.32m x 5.59m	20'9" x 18'4"
Primary Bedroom	4.33m x 4.09m	14'2" x 13'5"

No 4

Living/Dining Area	5.94m x 3.69m	19'6" x 12'1"
Kitchen	4.25m x 4.14m	13'11" x 13'7"
Primary Bedroom	4.45m x 3.16m	14'7" x 10'4"
Secondary Bedroom	4.01m x 2.88m	13'2" x 9'5"

No 5

Living/Dining Area	5.94m x 3.69m	19'6" x 12'1"
Kitchen	4.25m x 4.14m	13'11" x 13'7"
Primary Bedroom	4.45m x 3.16m	14'7" x 10'4"
Secondary Bedroom	4.01m x 2.88m	13'2" x 9'5"

No 6

Kitchen/Living/ Dining Area	6.32m x 5.59m	20'9" x 18'4"
Primary Bedroom	4.33m x 4.09m	14'2" x 13'5"

No 7

Living Area	3.77m x 2.90m	12'4" x 9'6"
Kitchen/ Dining Area	7.33m x 2.38m	24'1" x 7'10"
Primary Bedroom	4.21m x 2.89m	13'10" x 9'6"
Secondary Bedroom	4.27m x 2.61m	14'0" x 8'7"

No 8

Kitchen/Living/ Dining Area	6.65m x 4.37m	21'10" x 14'4"
Primary Bedroom	4.74m x 3.78m	15'7" x 12'5"

ST - Store
W - Wardrobe
B - Boiler (only indicated where boiler is not located within the kitchen area)



NO.1 - KITCHEN, LIVING AND DINING AREA

FIRST FLOOR

NO’S. 9-16



No 9

Kitchen/Living/ Dining Area	6.65m x 4.37m	21'10" x 14'4"
Primary Bedroom	4.84m x 3.28m	15'10" x 10'9"

No 10

Kitchen/Living/ Dining Area	5.48m x 5.28m	17'12" x 17'4"
Primary Bedroom	4.88m x 2.61m	16'0" x 8'7"
Secondary bedroom	3.89m x 2.90m	12'9" x 9'6"

No 11

Kitchen/Living/ Dining Area	6.32m x 5.59m	20'9" x 18'4"
Primary Bedroom	4.33m x 4.09m	14'2" x 13'5"

No 12

Living/Dining Area	5.94m x 3.69m	19'6" x 12'1"
Kitchen	4.25m x 4.14m	13'11" x 13'7"
Primary Bedroom	4.45m x 3.16m	14'7" x 10'4"
Secondary Bedroom	4.01m x 2.88m	13'2" x 9'5"

No 13

Living/Dining Area	5.94m x 3.69m	19'6" x 12'1"
Kitchen	4.25m x 4.14m	13'11" x 13'7"
Primary Bedroom	4.45m x 3.16m	14'7" x 10'4"
Secondary Bedroom	4.01m x 2.88m	13'2" x 9'5"

No 14

Kitchen/Living/ Dining Area	6.32m x 5.59m	20'9" x 18'4"
Primary Bedroom	4.33m x 4.09m	14'2" x 13'5"

No 15

Kitchen/Living/ Dining Area	5.48m x 5.28m	21'10" x 14'4"
Primary Bedroom	4.88m x 2.61m	15'7" x 12'5"
Secondary bedroom	3.89m x 2.90m	12'9" x 9'6"

No 16

Kitchen/Living/ Dining Area	6.65m x 5.05m	21'10" x 16'7"
Primary Bedroom	3.52m x 3.16m	11'7" x 10'4"
Secondary bedroom	4.59m x 2.76m	15'1" x 9'1"

ST - Store
W - Wardrobe
B - Boiler (only indicated where boiler is not located within the kitchen area)



NO.23 – KITCHEN, LIVING AND DINING AREA

SECOND FLOOR

NO'S. 17-24



No 17

Kitchen/Living/ Dining Area	6.65m x 4.37m	21'10" x 14'4"
Primary Bedroom	4.84m x 3.28m	15'10" x 10'9"

No 21

Living/Dining Area	5.94m x 3.69m	19'6" x 12'1"
Kitchen	4.25m x 4.14m	13'11" x 13'7"
Primary Bedroom	4.45m x 3.16m	14'7" x 10'4"
Secondary Bedroom	4.01m x 2.88m	13'2" x 9'5"

No 18

Kitchen/Living/ Dining Area	5.48m x 5.28m	21'10" x 14'4"
Primary Bedroom	4.88m x 2.61m	15'7" x 12'5"
Secondary bedroom	3.89m x 2.90m	12'9" x 9'6"

No 22

Kitchen/Living/ Dining Area	6.32m x 5.59m	20'9" x 18'4"
Primary Bedroom	4.33m x 4.09m	14'2" x 13'5"

No 19

Kitchen/Living/ Dining Area	6.32m x 5.59m	20'9" x 18'4"
Primary Bedroom	4.33m x 4.09m	14'2" x 13'5"

No 23

Kitchen/Living/ Dining Area	5.48m x 5.28m	21'10" x 14'4"
Primary Bedroom	4.88m x 2.61m	15'7" x 12'5"
Secondary bedroom	3.89m x 2.90m	12'9" x 9'6"

No 20

Living/Dining Area	5.94m x 3.69m	19'6" x 12'1"
Kitchen	4.25m x 4.14m	13'11" x 13'7"
Primary Bedroom	4.45m x 3.16m	14'7" x 10'4"
Secondary Bedroom	4.01m x 2.88m	13'2" x 9'5"

No 24

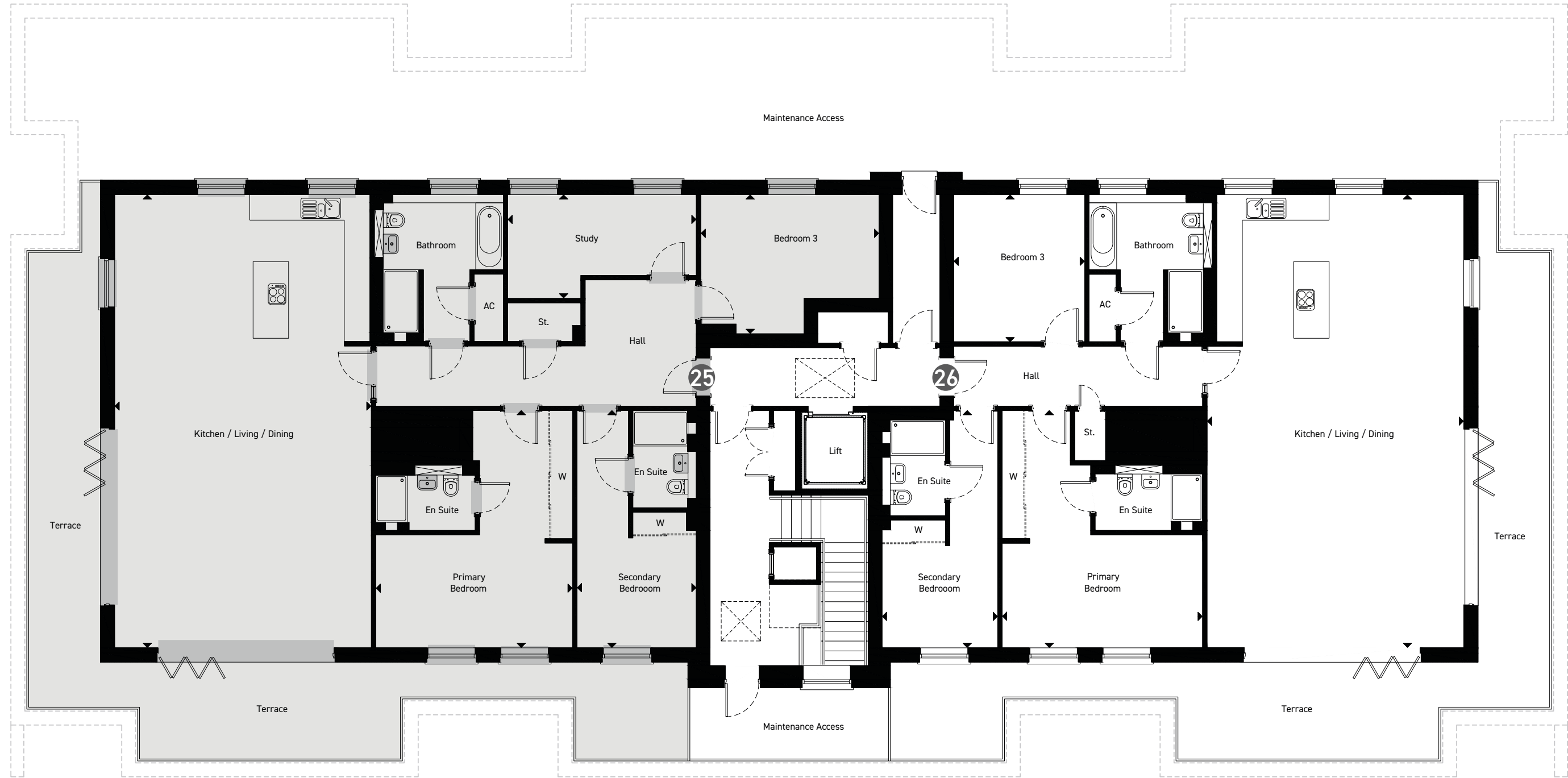
Kitchen/Living/ Dining Area	6.65m x 5.05m	21'10" x 16'7"
Primary Bedroom	3.52m x 3.16m	11'7" x 10'4"
Secondary bedroom	4.59m x 2.76m	15'1" x 9'1"

ST - Store
W - Wardrobe
B - Boiler (only indicated where boiler is not located within the kitchen area)



THIRD FLOOR

NO’S. 25 & 26



No.25 | West Penthouse

Kitchen/Living/ Dining Area	11.51m x 6.52m	37'9" x 21'5"
Primary Bedroom	6.02m x 4.99m	19'9" x 16'4"
Secondary bedroom	6.02m x 3.03m	19'9" x 9'11"
Bedroom 3	4.52m x 3.54m	14'10" x 11'7"
Study	4.79m x 2.64m	15'9" x 8'8"

No.26 | East Penthouse

Kitchen/Living/ Dining Area	11.51m x 6.52m	37'9" x 21'5"
Primary Bedroom	6.02m x 5.09m	19'9" x 16'8"
Secondary bedroom	6.02m x 2.94m	19'9" x 9'8"
Bedroom 3	3.74m x 3.32m	12'3" x 10'10"

ST - Store
W - Wardrobe
AC - Airing Cupboard



A SIGNATURE SPECIFICATION.

Every aspect of the Claremont Apartments has been meticulously considered to deliver a signature specification suited to modern lifestyles.



KITCHEN

- Individually designed kitchens from a range bespoke to Spitfire Homes featuring sleek handleless cabinetry and soft close drawers.
- Premium quartz worktops with upstand to kitchens and quartz splashbacks to the hob area.
- A range of integrated appliances throughout including Neff gas hob, single oven and combination microwave oven.
- Zanussi dishwasher, fridge freezer and washer dryer.
- Pop up electric socket complete with USB charging point (where applicable).
- Ceramic floor tiling to kitchen.
- Under-cabinet LED strip lighting.

BATHROOM & EN SUITES

- Contemporary white Villeroy & Boch sanitaryware with polished chrome fittings by Hansgrohe.
- Bespoke fitted mirrored cabinet with shelving and lighting to bathroom and primary en suite.
- Full height ceramic tiling to walls with mirrored cabinets and shower/bath areas in bathrooms and en suites.
- Half height ceramic tiling to all walls with sanitary ware in bathrooms, en suites and WCs.
- Ceramic floor tiling to bathrooms and en suites.
- Multi-rail chrome heated towel rail to bathrooms and en suites.
- Hansgrohe Raindance overhead shower to primary en suite.

FINISHES & FEATURES

- Bespoke fitted wardrobes with mirrored sliding doors to primary bedroom.
- Stylish five panel internal doors with polished chrome door furniture.
- Contemporary black nickel sockets and switches where visible throughout.
- Underfloor heating throughout.
- Fixed LED downlighters to kitchen, dining area, hallway and en suites.

SECURITY & PEACE OF MIND

- Allocated off-road parking and car charging points to all properties.
- 10-year NHBC Warranty.
- Two-year Homeowner Warranty provided by Spitfire Homes.
- Beaufort is a private estate and will be maintained under a management company. Please refer to the Sales Consultant for details.



“Whether we’re working with a local business or dealing with a world-leading supplier, we specify brands with a reputation for the highest levels of innovation and technical expertise, a design-led approach and undisputed quality of manufacture.”



THE
SPITFIRE
DIFFERENCE.

Whether we are creating a chic contemporary townhouse, a characterful country home or a classic mansion, all of our homes share the Spitfire Signature; a design-led approach which ensures that your new home is both beautiful and practical in equal parts.

Our experienced team carefully select an appropriate palette of materials for each home and each collection. Whether we're creating a contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail and carefully considered layouts enables us to create places that people want to call home.

Internally, each property showcases a range of stylish finishes and clever design cues. Well proportioned interiors maximise the use of natural light and feature the Spitfire Signature Specification.

For those customers who purchase early on in the construction process, there is also the opportunity to personalise your home with a choice of specification finishes and premium upgrades – all of which help to make your home as individual as you are.



SPITFIRE
HOMES
BESPOKE COLLECTION

The Bespoke Collection by Spitfire Homes is an exclusive portfolio of high-specification properties in some of the most desirable locations across the Midlands. Employing a design-led approach, Spitfire has forged a reputation for creating distinctly individual residences which are constructed from a hand-selected range of premium materials and showcase an interior specification comprising a variety of the finest brands.

HASELEY MANOR, WARWICKSHIRE



CONSILIO, STRATFORD-UPON-AVON



REGENTS GREEN, ROYAL LEAMINGTON SPA



CONTACT US.

For more information about Beaufort or to further explore Spitfire Homes' Bespoke Collection, visit our website or contact us directly.

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The image features a vertical split background. The left half is a detailed, high-resolution texture of grey and white marble, showing natural veining and patterns. The right half is a solid, uniform dark grey color.

SPITFIRE
HOMES

BESPOKE COLLECTION