



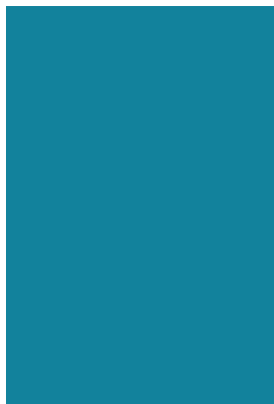
WARREN GARDENS

WATER ORTON




KINGSLEA HOMES
homes with personality


shipways



WARREN GARDENS

Discover Warren Gardens, an exclusive and carefully planned development featuring just nine beautifully crafted homes, elegantly nestled within a brand-new, tranquil cul-de-sac in the charming village of Water Orton.

Scheduled for completion in 2026, Warren Gardens offers a prestigious selection of elegant three and four bedroom detached, semi-detached and townhouse style family homes, providing spacious and stylish living tailored to contemporary tastes.

Each home will showcase our exceptional standards and attention to detail, including feature flooring, luxurious bathrooms, and stunning kitchens designed to impress.

Outside, expect attractive block-paved driveways, thoughtfully finished garages, and professionally landscaped front and rear gardens, ensuring your move-in is effortless and your home is immediately welcoming.

Additionally, enjoy complete peace of mind with a comprehensive 10-year warranty included with every property.

Perfectly and conveniently positioned, Warren Gardens blends peaceful village serenity with easy access to bustling urban amenities and excellent transport connections, making it the ideal spot for shopping, commuting, and enjoying scenic countryside walks.





stunning
kitchen
& living
areas

unwind in
your
cosy new
lounge





Start
& end
your day
the
perfect
way



Spectacular

From stunning flooring,
to chunky chrome
hinges, we obsess over
every last detail to turn
a brand new house into
your forever home.

No extras.
No add-ons.



Luxury is fitted as
standard.



Throughout

- Oak style doors
- Carpets in bedrooms, stairs and landing & lounge.
- UPVC double-glazed windows
- Feature Bifolds (as indicated on floor plans)

Kitchen Area

- Feature stone worktops
- Soft-close kitchen units
- Integrated appliances including combined fridge & freezer, dishwasher, electric hob, electric oven, combination washer/dryer and feature extractor
- Tiled floor continuous from hallway
- Ceiling LED Down lighters
- Underfloor Heating

Hall & Landing

- Welcoming tiled floor
- Oak Bannister

Bathrooms & Ensuites

- High-quality with vanity style sink unit
- Shower cubicles and showers over baths
- Feature tiled flooring
- Hand-picked, wall tiles
- Extractor fan
- LED inset ceiling lights
- Centrally heated towelrail
- Obscure double-glazed windows

Lounge

- Ceiling light pendant
- Underfloor heating

Bedrooms

- Double power sockets
- Carpets.

Outside

- Door number or name plate
- Patio area
- Turfed lawn
- Exterior cold-water tap & power-point.
- Garden shed
- Close Boarded individual feather edge fence panels
- Visible alarm box
- Light at side of front door (or porch)
- Bulkhead lights on outside walls of side passages and rear garden
- Estate lighting throughout

Electrical & Plumbing

- TV points in Lounge, Kitchen and Bedrooms
- Brushed Steel plug sockets & switches
- Pendant lights in Lounge and to all bedrooms
- Hard wired smoke alarms
- Air-source heat pump
- Thermostatic controlled radiators

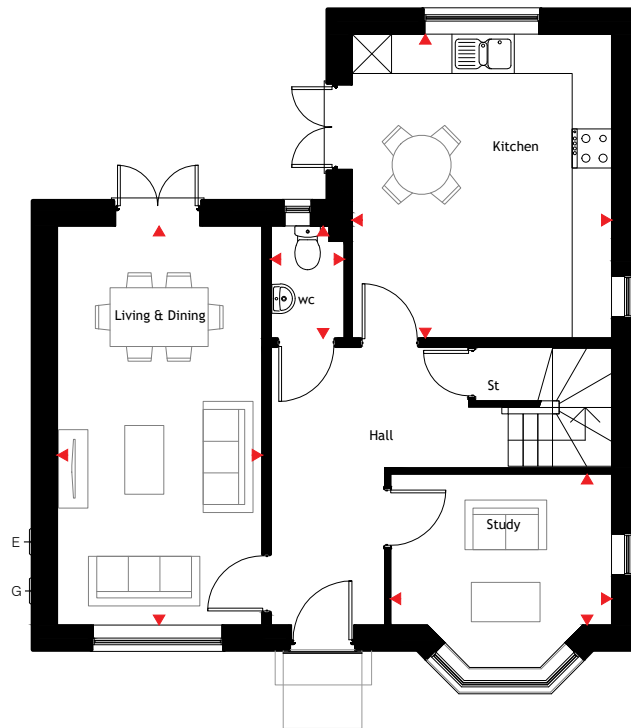
The Ortonbury

Four Bedroom Detached

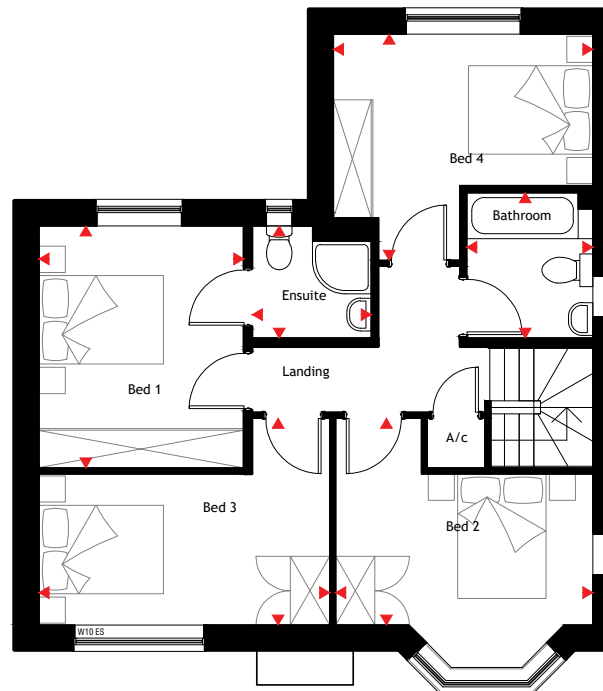


The Ortonbury

Four Bedroom Detached 132m² (1,422ft²)



Ground Floor



First Floor

Ground Floor

Hallway

Guest Cloakroom

Living & Dining 6,098mm x 3,127mm (20'0" x 10'3")

Kitchen 4,642mm x 3,960mm (15'3" x 13'0")

Utility

First Floor

Landing

Master Bedroom 3,698mm x 3,127mm (12'2" x 10'3")

Ensuite

Bedroom Two 3,929mm x 3,157mm (12'11" x 10'4")

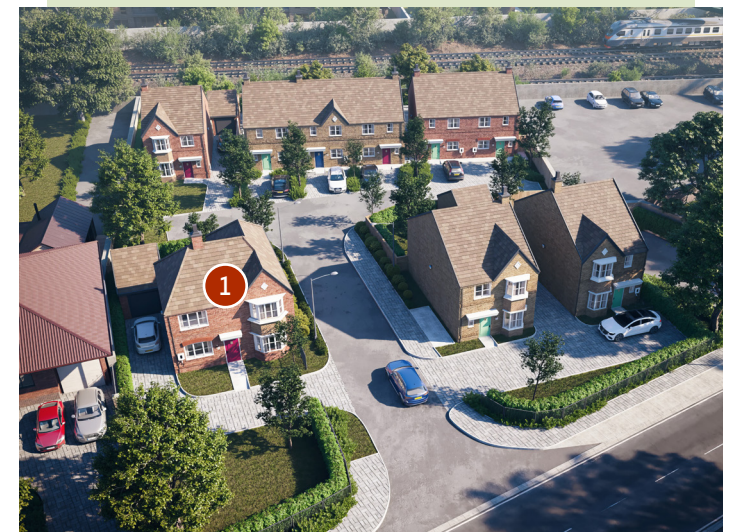
Bedroom Three 4,438mm x 3,157mm (14'7" x 10'4")

Bedroom Four 3,960mm x 3,452mm (13'0" x 11'4")

Bathroom

Garage

Availability



The listed specification and drawings may subject to change and should be verified by your solicitor. This document does not form part of any contract.



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Interested? Call 0121 744 4595

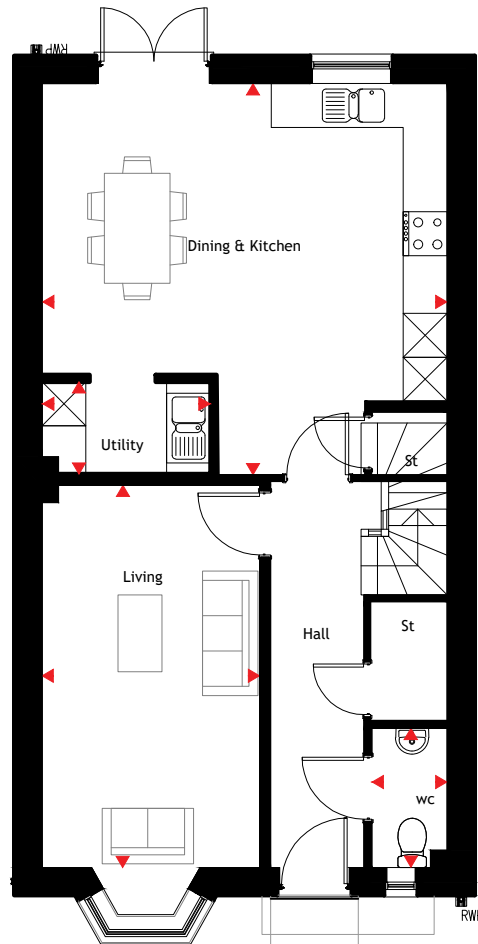
The Hadlow

Four Bedroom Detached

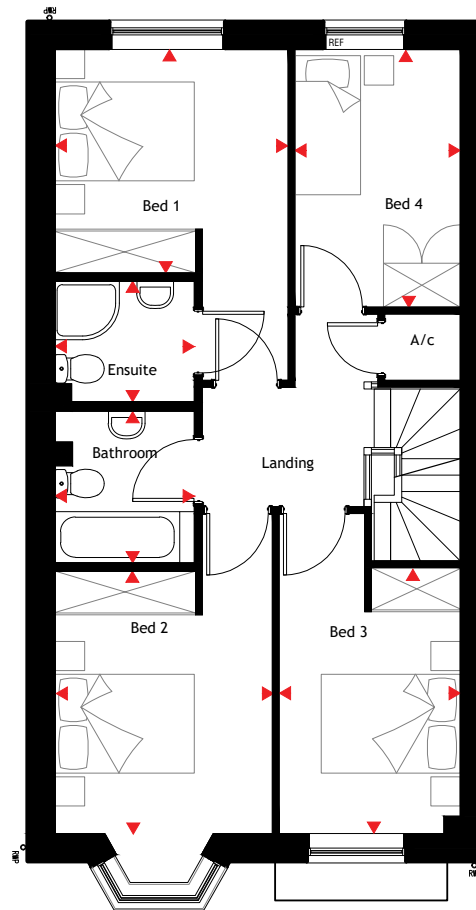


The Hadlow

Four Bedroom Detached - 123m² (1,328ft²)



Ground Floor



First Floor

Ground Floor

Hallway

Guest Cloakroom

Living Room 5,226mm x 2,974mm (17'2" x 9'9")

Dining Kitchen 5,535mm x 5,344mm (18'2" x 17'6")

Utility

First Floor

Landing

Master Bedroom 3,181mm x 3,052mm (10'5" x 10'0")

Ensuite

Bedroom Two 2,968mm x 3,587mm (9'9" x 11'9")

Bedroom Three 2,474mm x 3,624mm (8'1" x 11'11")

Bedroom Four 2,261mm x 3,520mm (7'5" x 11'7")

Bathroom

Availability



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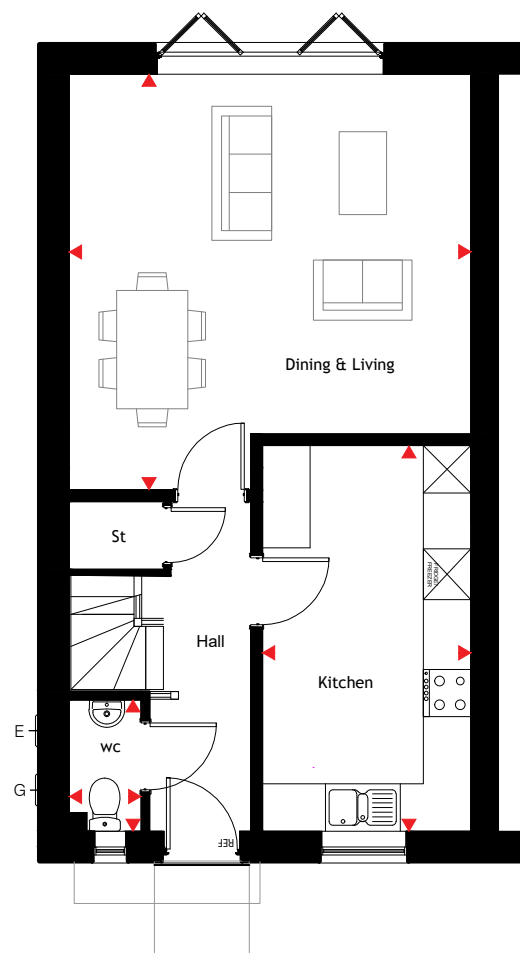
The Corndale

Three Bedroom Townhouse

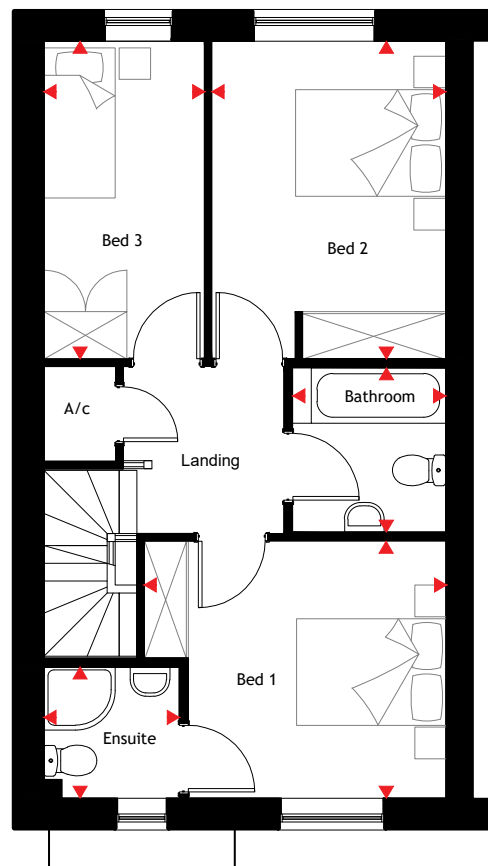


The Corndale

Three Bedroom Townhouse - 99m² (1,071ft²)



Ground Floor



First Floor

Ground Floor

Hallway
Guest Cloakroom

Living & Dining 5,260mm* x 5,085mm (17'3"* x 16'8")

Kitchen 2,638mm x 4,882mm (8'8" x 16'0")

Utility

First Floor

Landing

Master Bedroom 3,830mm* x 3,257mm (12'7"* x 10'8")

Ensuite

Bedroom Two 4,024mm x 2,960mm (13'2" x 9'9")

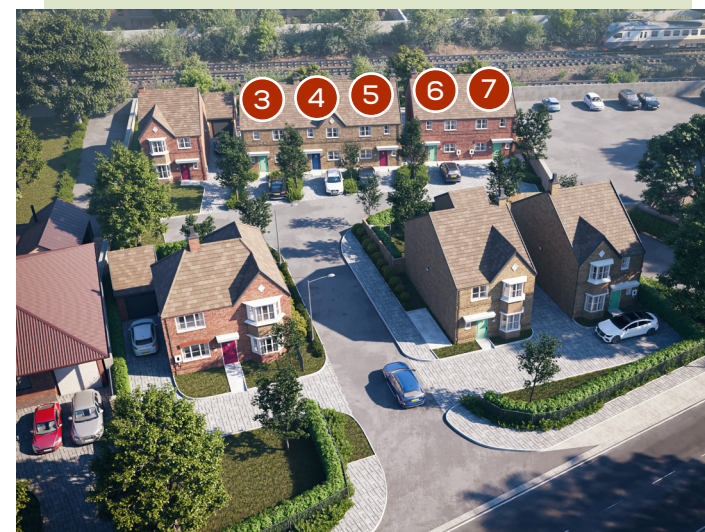
Bedroom Three 4,024mm x 2,032mm (13'2" x 6'8")

Bathroom

* max

(Plots 5 & 7: Layout handed)

Availability



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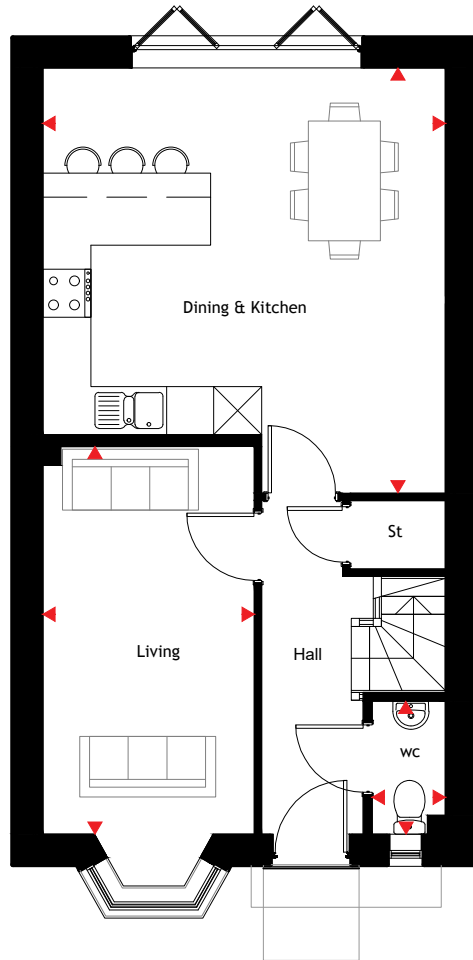
The Morgan

Three Bedroom Detached

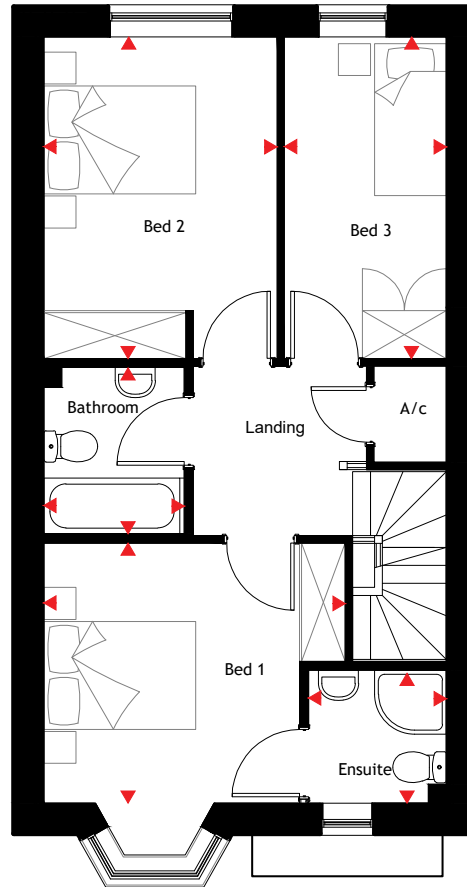


The Morgan

Three Bedroom Detached - 101m² (1,087ft²)



Ground Floor



First Floor

Ground Floor

Hallway
Guest Cloakroom

Living Room 4,850mm x 2,644mm (15'11" x 8'8")

Dining Kitchen 5,035mm x 5,317mm* (16'6" x 15'5"*)

Utility

First Floor

Landing

Master Bedroom 3,767mm x 3,257mm (12'4" x 10'8")

Ensuite

Bedroom Two 4,024mm x 2,916mm (13'2" x 9'7")

Bedroom Three 4,024mm x 2,026mm (13'2" x 6'8")

Bathroom

* max

Availability



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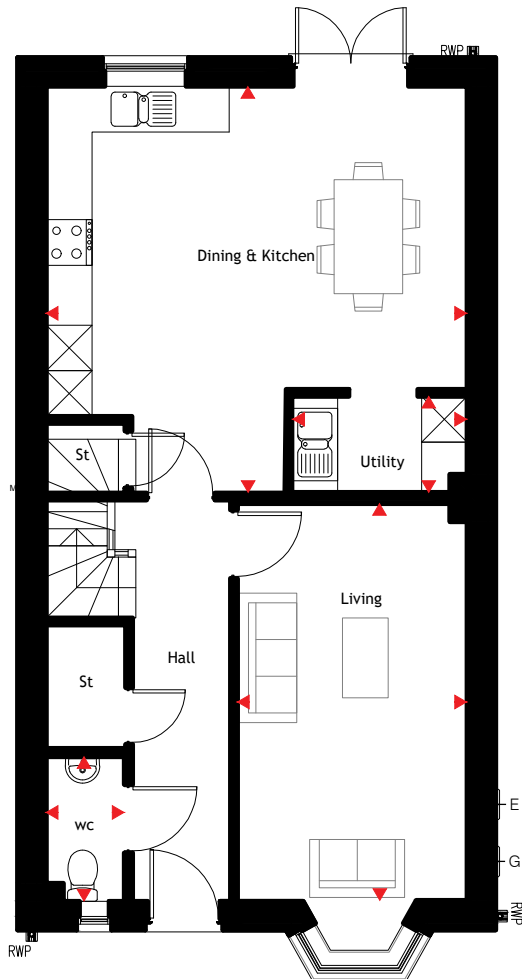
The Overton

Three Bedroom Detached

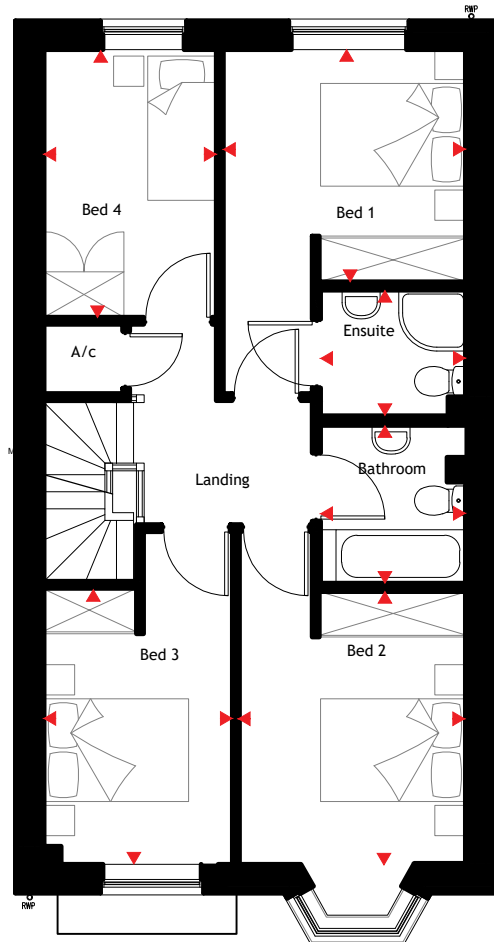


The Overton

Four Bedroom Detached - 123m² (1,328ft²)



Ground Floor



First Floor

Ground Floor

Hallway

Guest Cloakroom

Living Room 5,212mm x 3,012mm (17'1" x 9'11")

Dining Kitchen 5,535mm x 5,344mm (18'2" x 17'6")

Utility

First Floor

Landing

Master Bedroom 3,181mm x 3,052mm (10'5" x 10'0")

Ensuite

Bedroom Two 2,968mm x 3,587mm (9'9" x 11'9")

Bedroom Three 2,474mm x 3,624mm (8'1" x 11'11")

Bedroom Four 3,520mm x 2,261mm (11'7" x 7'5")

Bathroom

Availability



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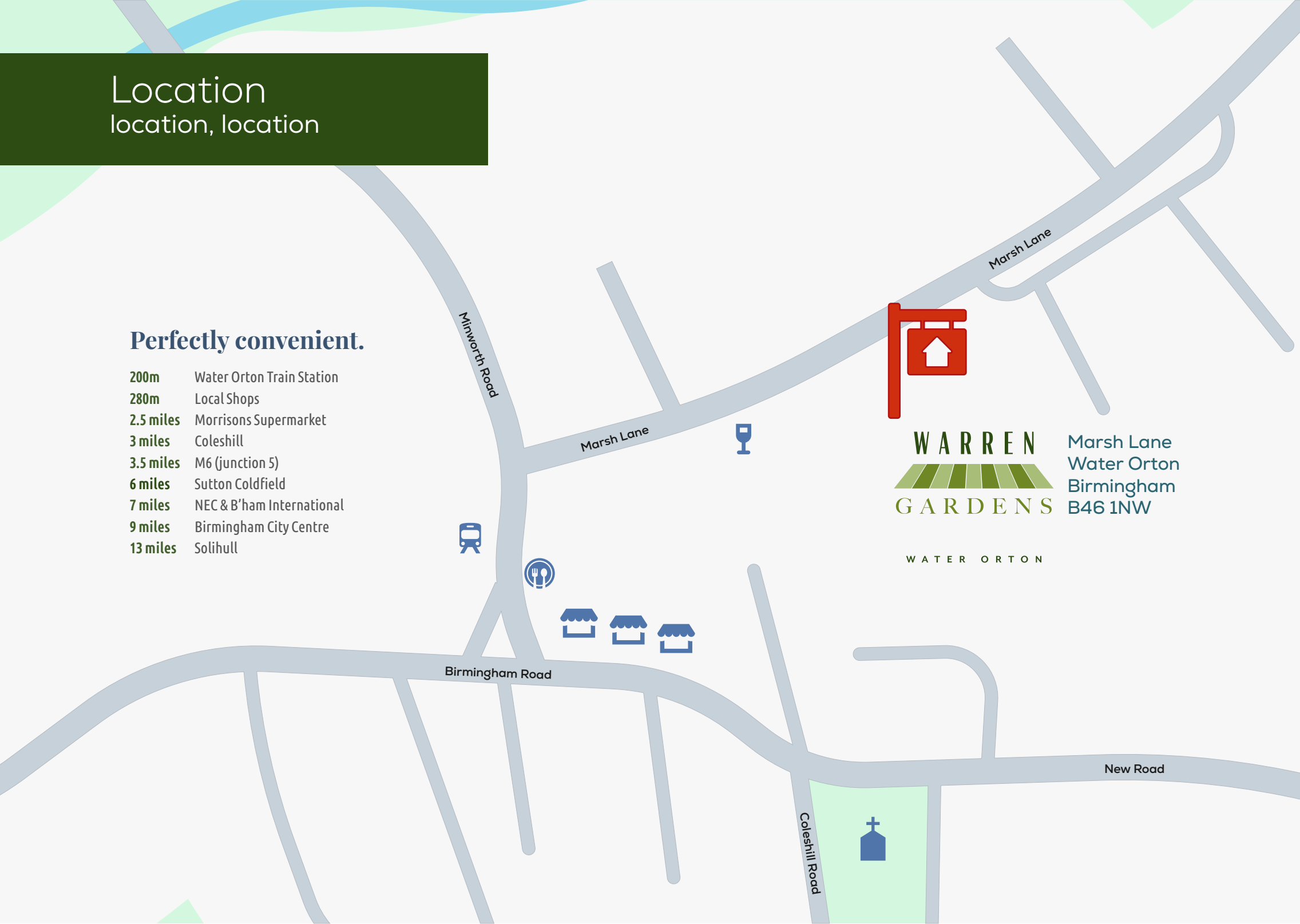
shipways Interested? Call 0121 744 4595

Location

location, location

Perfectly convenient.

200m	Water Orton Train Station
280m	Local Shops
2.5 miles	Morrisons Supermarket
3 miles	Coleshill
3.5 miles	M6 (junction 5)
6 miles	Sutton Coldfield
7 miles	NEC & B'ham International
9 miles	Birmingham City Centre
13 miles	Solihull



WARREN
GARDENS

WATER ORTON

Marsh Lane
Water Orton
Birmingham
B46 1NW



Building homes with personality...

Kingslea Homes is a family run business who for 20 years have been building new homes with heart and soul.

We believe...

- Every new home should be a home that we too would live in.
- Every new home should have the facilities we too would want for our family.
- Every new home should have comfort & style as a minimum
- And perhaps most of all... Every new home should be a place where memories are made and lives are changed forever...



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