STONEWATER

MAXSTOKE

Meriden, Solihull, West Midlands CV7 7SX

4 bedroom houses with private gardens and allocated parking for Shared Ownership

AVAILABLE TO RESERVE OFF PLAN



P7683

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Stonewater, in partnership with developer Keon Homes, presents 75 new homes on the edge of Meriden, a popular village in the metropolitan borough of Solihull. The development is located off Maxstoke Lane and consists of 75 homes in total, with **24 properties allocated for shared ownership and six for rent-to-buy**.

The attractive, modern homes will offer a high level of energy efficiency, and include the provision of EV charging points and air-source heat pumps, giving each an Estimated Performance Certificate (EPC) of B. The development will also feature communal landscaped areas and public art for everyone to enjoy.

Meriden is a quiet, leafy village located in the 'Meriden Gap' between Birmingham and Coventry. It is an ideal location for commuters and nature lovers and is known for its country walks and overall rural charm. There is a Co-op convenience store in the village whilst amenities such as larger shops, pubs and restaurants can be found in the nearby towns of Knowle and Solihull.

Local primary schools are well rated with Meriden Church of England Primary School rated 'Good' by Ofsted. Older students in Meriden often attend nearby secondary schools in the wider Solihull or neighbouring districts such as Heart of England School in Balsall Common, which serves students aged 11-18 and is rated 'Good 'by Ofsted.

Transport connections by car are excellent with easy access from the village to the M42 with links to the M40, M5 and the M6. Local buses are both frequent and reliable with services to Birmingham City Centre, Coventry, Birmingham Airport, the NEC and Solihull town centre.

Birmingham International train station is a 10-minute drive away with direct trains to London in just over an hour; Birmingham New Street is approximately 10 – 15 minutes away by car. Hampton-in-Arden and Berkswell stations are also less than 10 minutes away serving a variety of local commuter stops throughout the area. For international travel Birmingham Airport is approximately 15 minutes away by car.

- Meriden Church of England Primary School 0.5 miles
- Hampton-in-Arden station 2.5 miles
- Berkswell Station 3.8 miles
- NEC 4 miles
- Birmingham International station 4.3 miles
- Birmingham Airport 4.3 miles
- Heart of England School in Balsall Common 5 miles
- Knowle 6.2 miles
- Solihull town centre 6.2 miles
- Coventry City Centre 7.1 miles
- Birmingham City Centre 16.2 miles

SITE PLAN

N


Maxstoke Lane
Attenuation Basin
Pond
Marlbrook Road
Birmingham Road
TYPE G
TYPE K
18-26
13-17
6-9
1
2
3
4
5
10
11
12
27
28
29
30
31
32
33
34
35-38
39
40
41
63
64
65
66
67
68
69
70
71-74
75

PLOT 10

22 Birmingham Road, Meriden, Solihull, West Midlands CV7 7PE



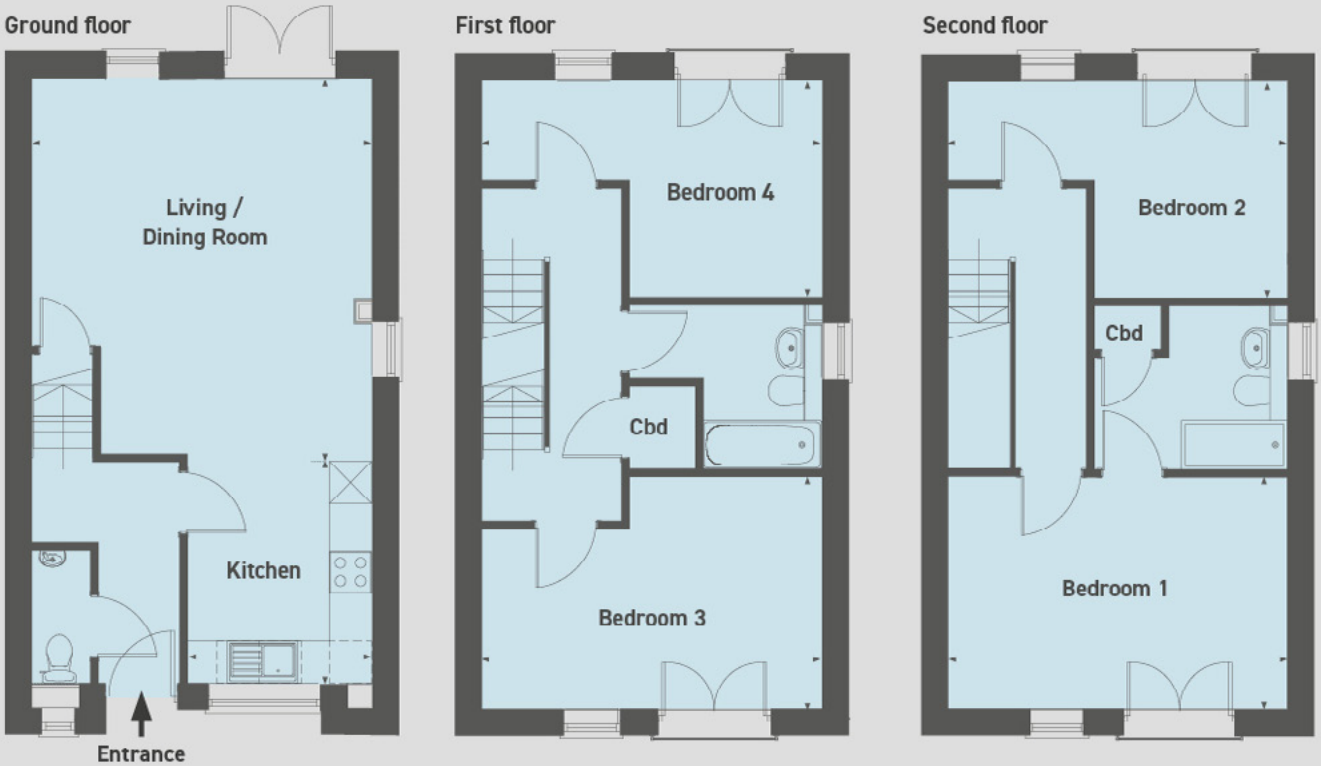
Please note that the above computer generated image is representative of the house type and not necessarily the specified plot as some details, materials and site levels may vary.

4 bed end-of-terrace house

Off-road parking for 2 cars
Rear garden
Downstairs WC

£162,000 for a 40% share

Open Market Value: **£405,000**
Monthly Rent: **£556.87**
Service Charge: **£79.69** per month



Living Room / Dining Room
5.34m x 4.84m (17'5" x 15'8")

Kitchen
3.50m x 2.64m (11'4" x 8'6")

Bedroom 4
4.84m x 3.11m (15'8" x 10'2")

Bedroom 3
4.84m x 3.31m (15'8" x 10'8")

Bedroom 2
4.84m x 3.11m (15'8" x 10'2")

Bedroom 1
4.84m x 3.31m (15'8" x 10'8")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

PLOT 11

24 Birmingham Road, Meriden, Solihull, West Midlands CV7 7PE



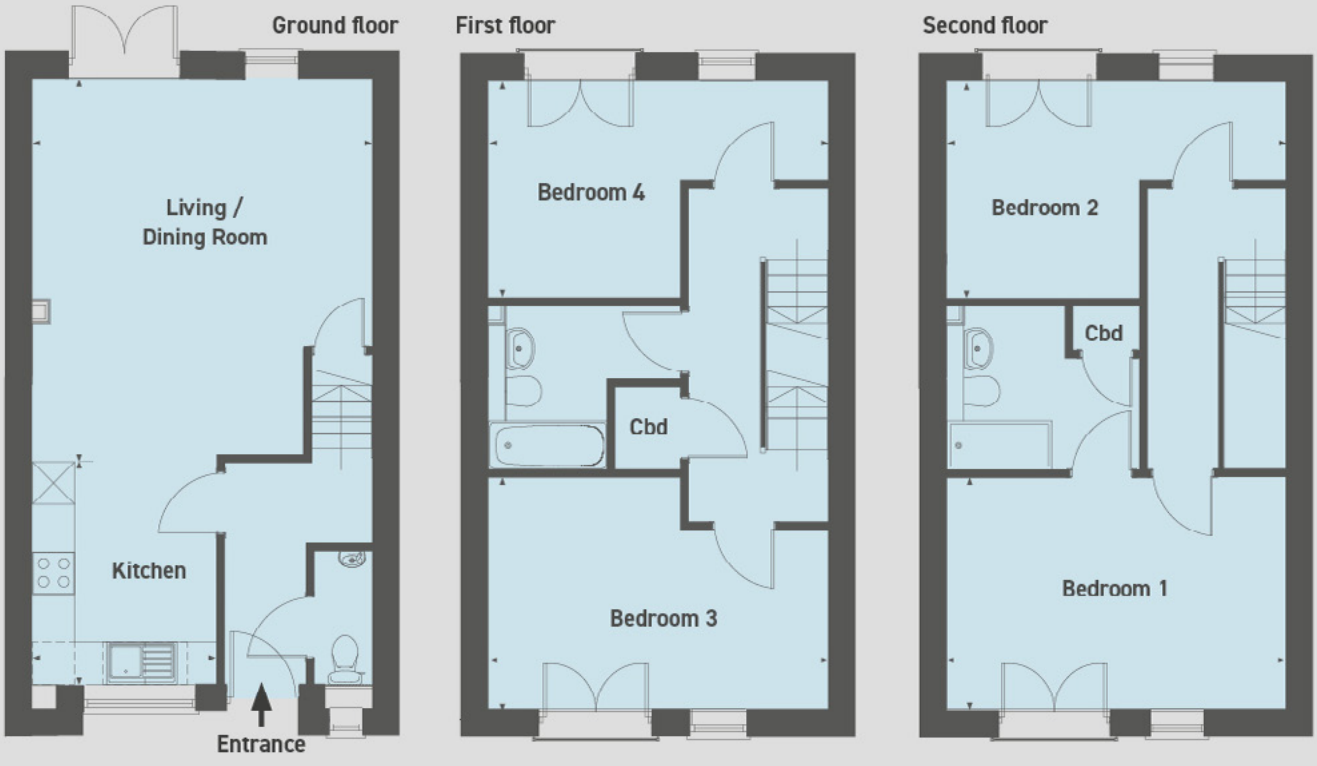
Please note that the above computer generated image is representative of the house type and not necessarily the specified plot as some details, materials and site levels may vary.

4 bed mid-terrace house

Off-road parking for 2 cars
Rear garden
Downstairs WC

£162,000 for a 40% share

Open Market Value: **£405,000**
Monthly Rent: **£556.87**
Service Charge: **£79.69** per month



Living Room / Dining Room
5.34m x 4.82m (17'5" x 15'8")

Kitchen
3.50m x 2.61m (11'4" x 8'5")

Bedroom 4
4.82m x 3.11m (15'8" x 10'2")

Bedroom 3
4.82m x 3.31m (15'8" x 10'8")

Bedroom 2
4.82m x 3.11m (15'8" x 10'2")

Bedroom 1
4.82m x 3.31m (15'8" x 10'8")

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PLOT 12

26 Birmingham Road, Meriden, Solihull, West Midlands CV7 7PE



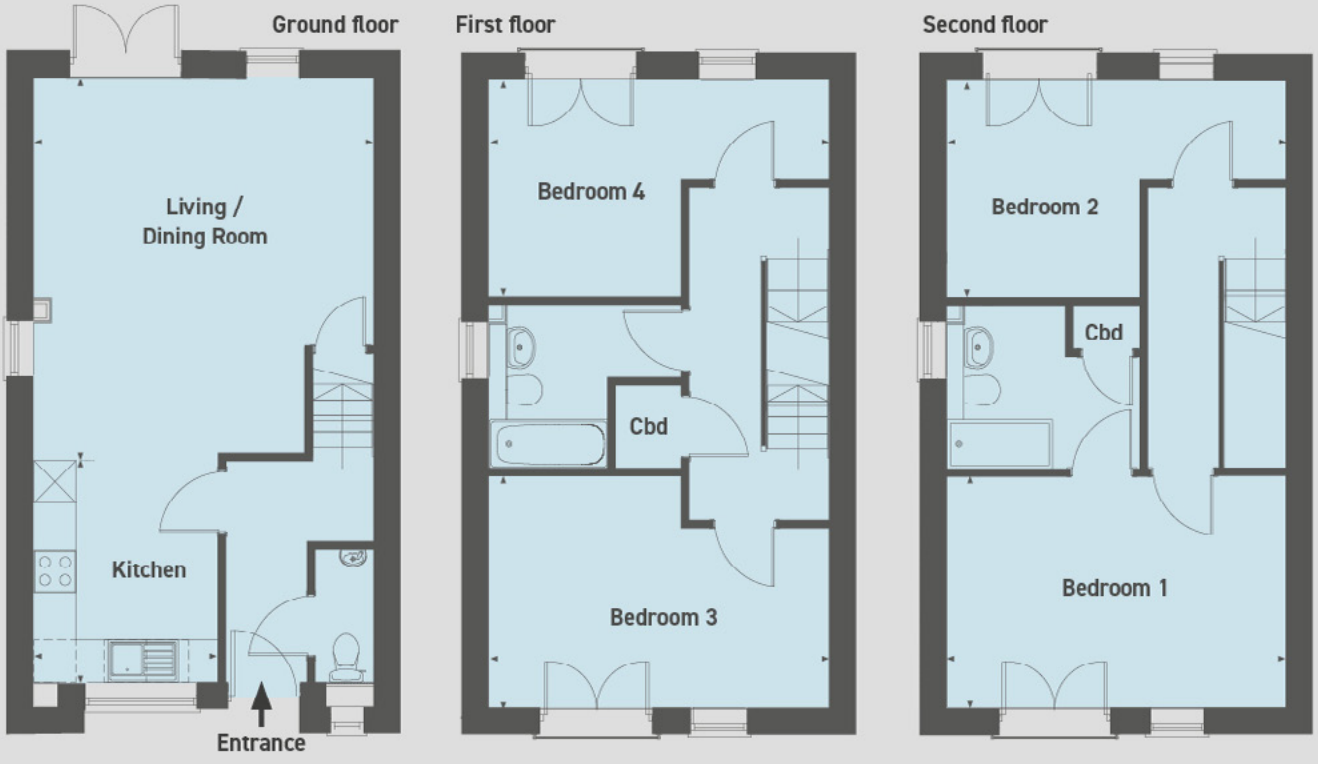
Please note that the above computer generated image is representative of the house type and not necessarily the specified plot as some details, materials and site levels may vary.

4 bed end-of-terrace house

Off-road parking for 2 cars
Rear garden
Downstairs WC

£162,000 for a 40% share

Open Market Value: **£405,000**
Monthly Rent: **£556.87**
Service Charge: **£79.69** per month



Living Room / Dining Room
5.34m x 4.84m (17'5" x 15'8")

Kitchen
3.50m x 2.64m (11'4" x 8'6")

Bedroom 4
4.84m x 3.11m (15'8" x 10'2")

Bedroom 3
4.84m x 3.31m (15'8" x 10'8")

Bedroom 2
4.84m x 3.11m (15'8" x 10'2")

Bedroom 1
4.84m x 3.31m (15'8" x 10'8")

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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