



# HOLLY GARDENS

WEBHEATH

We build great relationships,  
not just excellent homes.



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## Introducing your new home in Webheath

Eden Homes are proud to present Holly Gardens in Webheath. This brand-new development comprises of 9 exceptional two-and three-bedroom detached bungalows, offering a superior standard of living in a popular location.

Each bungalow has been thoughtfully designed with modern living in mind. All boast bright and generous layouts and feature double/bifold doors leading from the lounge out into the garden. Sleek, high quality and individually designed kitchens together with a full range of integrated appliances have all been carefully chosen. This combined with the well-proportioned rooms throughout the properties provide ample space to entertain friends and family.

Set back from the main road, each bungalow offers elegantly landscaped gardens, beautiful block paved drives with a garage and/or allocated parking.

Whichever plot you choose, you can be assured that your expectations will be far exceeded!



HOLLY GARDENS  
WEBHEATH



# Development layout

## Property 1

- Three bedrooms
- Two bathrooms
- Single garage

## Property 2

- Three bedrooms
- Two bathrooms
- Single garage

## Property 3

- Two bedrooms
- Two bathrooms
- Allocated parking

## Property 4

- Two bedrooms
- One bathroom
- Allocated parking

## Property 5

- Two bedrooms
- One bathroom
- Allocated parking

## Property 6

- Two bedrooms
- One bathroom
- Allocated parking

## Property 7

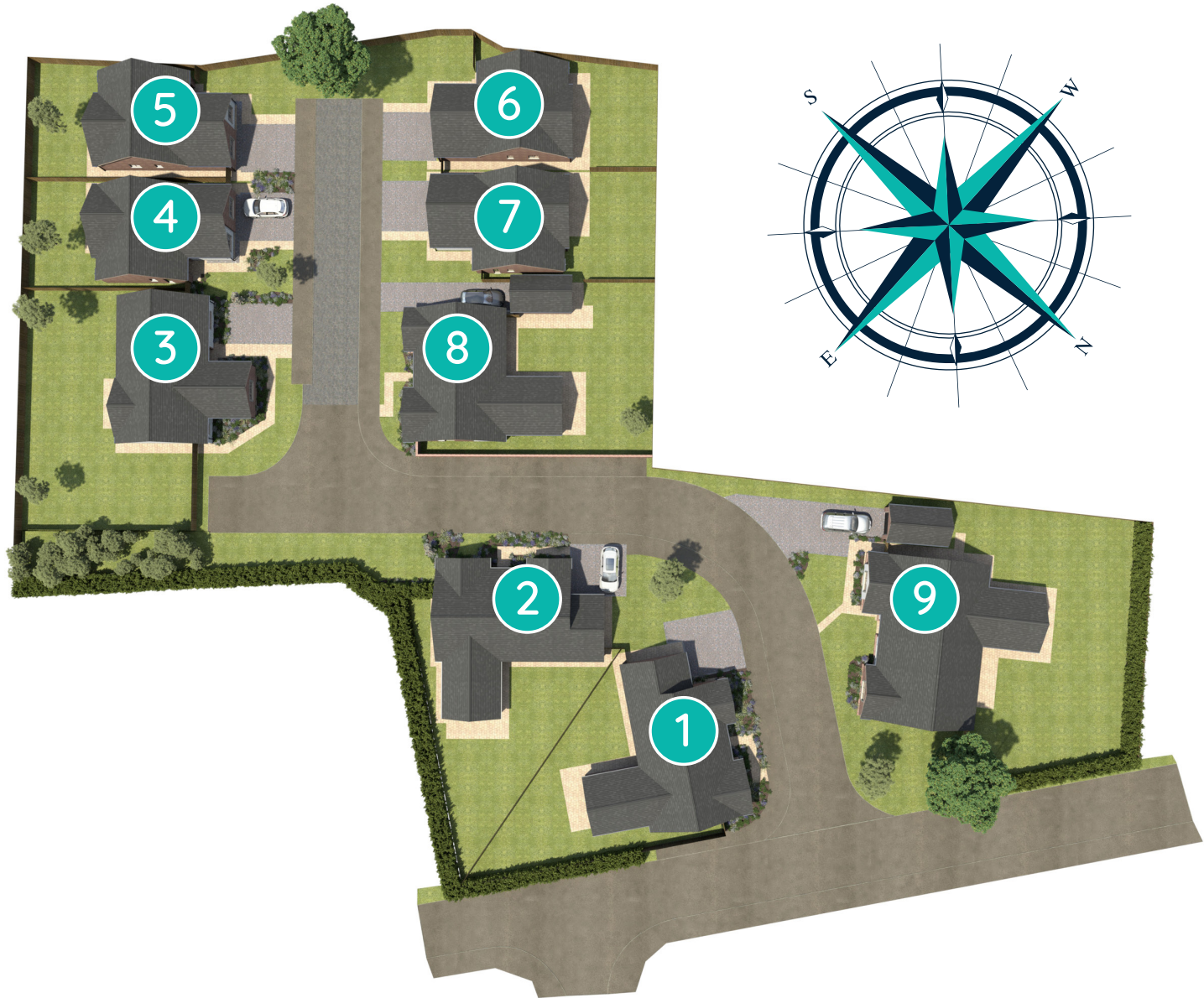
- Two bedrooms
- One bathroom
- Allocated parking

## Property 8

- Three bedrooms
- Two bathrooms
- Single garage

## Property 9

- Three bedrooms
- Two bathrooms
- Single garage



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# Properties 1, 2 and 8

A fantastic three-bedroom detached bungalow of exceptional quality boasting 1,272 sq ft of living accommodation.

Upon entering the property, you are welcomed into the bright reception hall. This leads through to an impressive open plan kitchen/dining/living room fitted with a range of integrated appliances and double aluminium bifold doors leading out onto the garden. The utility room, which lies off the kitchen, includes further storage units and benefits from an external door.

This brand-new home also comprises of three double bedrooms and two bathrooms, with the master bedroom including an en-suite shower room.

Externally the property benefits from a spacious rear garden, single garage and two allocated parking spaces.



# Floor plan and measurements

Hall

Store

Lounge

4.8m x 4.5m

Open Plan Kitchen/Dining

7.4m x 3.7m

Utility

3.5m x 1.6m

Bedroom One

4.2m x 3.7m

En-suite

Bedroom Two

4.1m x 3.0m

Bedroom Three

3.5m x 3.1m

Family Bathroom

Garage



Image is a CGI representation.  
Individual units might be  
a mirrored version of the  
image shown. All room sizes  
are approximate, scaled  
from plan and are subject  
to change throughout the  
development period.

## Property 3

This well-proportioned two-bedroom detached bungalow has been designed with modern living in mind, providing 1,246 sq ft of internal accommodation.

This fantastic home comprises of an entrance hall leading to the kitchen/dining room, both bedrooms, the main bathroom and sitting room.

The spacious sitting room has glazed double doors to the rear garden. The open plan kitchen/dining room is fully equipped with a selection of integrated appliances and benefits from access through to the utility room, which leads out onto the garden.

The master bedroom boasts a luxurious en-suite shower room. Bedroom two is an excellent size and this, together with the additional family bathroom, fitted with a contemporary suite, completes this substantial property.

Externally the bungalow benefits from a private rear garden and two allocated parking spaces.



# Floor plan and measurements

Hall

Store

Lounge

5.9m x 4.9m

Open Plan Kitchen/Dining

6.5m x 4.3m

Utility

2.4m x 2.1m

Bedroom One

4.0m x 3.4m

En-suite

Bedroom Two

3.6m x 3.3m

Family Bathroom



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# Properties 4, 5, 6 and 7

A stunning two-bedroom detached residence offering 902 sq ft of living accommodation set over one floor.

Accommodation comprises of an open plan kitchen/dining room fitted with a range of integrated appliances and door opening onto the garden, a separate sitting room with glazed double doors to the rear garden, two double bedrooms, a 4-piece bathroom, separate WC, and useful storage cupboard.

The property has a very bright and spacious feel and further benefits from two allocated parking spaces and a low maintenance private rear garden.





# Floor plan and measurements

Hall

Store

Lounge

5.5m x 3.8m

Open Plan Kitchen/Dining

5.5m x 4.1m

Bedroom One

4.9m x 3.2m

Bedroom Two

3.9m x 2.7m

Family Bathroom

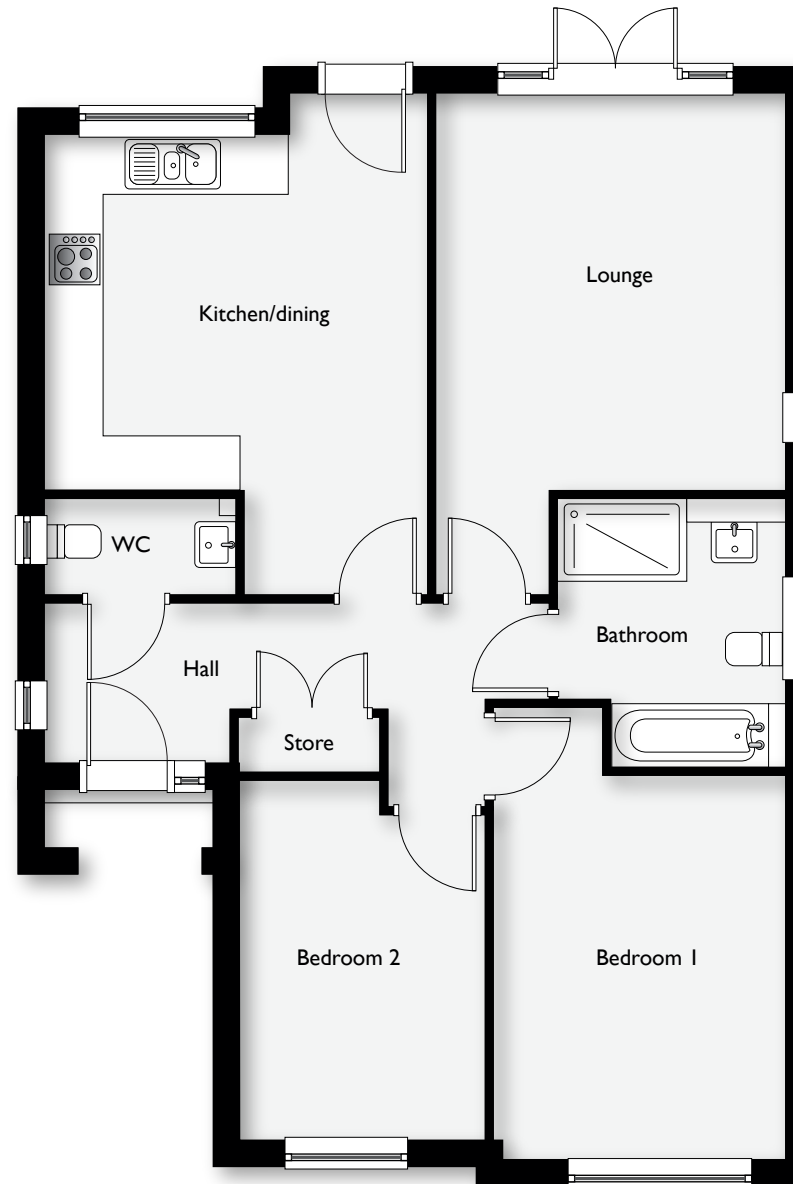


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## Property 9

This individually designed double fronted three-bedroom detached bungalow is the largest property at Holly Gardens, providing 1,738 sq ft of living accommodation.

As soon as you step over the threshold, the sense of space, luxury and comfort is plain to see. This exceptional new home consists of a welcoming entrance hall, an expansive open plan kitchen/dining/living room featuring a range of high-quality integrated appliances, an impressive vaulted ceiling above the living area and double aluminium bifold doors leading onto the garden. The utility room which lies off the kitchen area, includes further storage units and benefits from an external door.

This superb single storey property also boasts three double bedrooms, including the impressive master suite with built in wardrobes and an en-suite shower room. In addition, there is a 4-piece family bathroom.

Externally the property features a spacious driveway providing parking for multiple cars, a detached single garage, and a large private rear garden.



# Floor plan and measurements

**Hall**

**Store**

**Sitting Room**

5.3m x 3.8m

**Lounge**

4.7m x 4.3m

**Open Plan Kitchen/Dining**

9.3m x 4.4m

**Utility**

2.3m x 2.1m

**Bedroom One**

5.7m x 4.1m

(Dimensions also include the wardrobed room)

**En-Suite**

**Bedroom Two**

4.6m x 3.8m

**Bedroom Three**

3.5m x 2.7m

**Family Bathroom**

**Garage**



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# A high quality specification, hand-picked to meet all the needs of a modern lifestyle

Every Eden home comes with high quality fittings as standard, but we do appreciate that when buying a new home, you will want to make it your own.

With that in mind, we offer purchasers the option to choose from several styles and colours of kitchen units and kitchen floor tiles. In addition, there is a choice of floor and wall tiling for all wet rooms (subject to build stage).

Additionally, depending on where your home is in the building process, why not take the chance to upgrade from a range of fabulous extras that we are able to offer?

Please check with Fisher German at the point of enquiry as to what choices are available.

**Please note that whilst every care has been taken to ensure the accuracy of the information set out in this specification, Eden Homes reserves the right to alter, vary and amend it at any time. We therefore recommend that it should only be considered as a guide.**

## Externals

- High security composite front door with letter box, available, (subject to build stage) in several designs, colours, and glass patterns. Door furniture in chrome finish. House numbers provided
- 'A' rated cream flush casement windows created with cutting edge technology and sustainability as standard.
- High precision aluminium bifold doors to rear of property (plots 1, 2, 8 and 9)
- French doors to rear of property (plots 3, 4, 5, 6 and 7)
- Front and rear lighting
- Rear garden enclosed by close board fence, hedge and/or wall depending on plot. Please request details for particular plots
- Rear patio of buff riven paving stones exquisitely framed with high quality brindle paving edgers. Extent of patio area is plot specific
- Block paved front drive of Tobermore Tegula bracken paving providing a classic aged antique appearance
- Turf to front and rear gardens
- Beautifully landscaped front garden
- Gate to rear garden
- Outside Tap (plots 1, 2, 8 and 9)

## Internal finish

- Internal walls are painted in white cotton emulsion and ceilings in white emulsion
- Skirting and architraves with pencil top detail, painted satin white
- Classic tongue and groove Dordogne doors providing a wonderful oak appearance

## Kitchen

- Individually designed, high quality exquisite kitchens with soft close doors
- Extensive choice of kitchen units. Available subject to build stage
- Extensive choice of high-quality square edge laminate work top with upstands. Available subject to build stage
- Feature lighting under wall units (all plots) and plinth lighting (plots 1, 2, 8 and 9)
- Full height fridge and full height freezer (plots 1, 2, 8 and 9) and 70/30 fridge freezer (plots 3, 4, 5, 6 and 7)
- Integrated dishwasher
- 5 zone Bosch induction hob (plots 1, 2, 8 and 9) and 4 zone Bosch induction hob (plots 3, 4, 5, 6 and 7)
- Bosch single electric oven
- Integrated Bosch combination microwave oven
- Integrated drinks cooler (plots 1, 2, 8 and 9)
- Stainless steel island chimney extractor fan (plots 1, 2, 8 and 9) and curved glass extractor (plots 3, 4, 5, 6 and 7)
- 1.5 composite sink with professional style tap (plots 1, 2, 8 and 9) and swan neck tap (plots 3, 4, 5, 6 and 7) and stainless-steel sink in utility (plots 1, 2, 8 and 9)
- Space for washing machine and tumble drier in utility (plots 1, 2, 8 and 9) and space for washing machine in kitchen (plots 3, 4, 5, 6 and 7)
- A choice of Villeroy and Boch tiles for the kitchen floor in all plots and utility floor (plots 1, 2, 8 and 9)

### Cloakroom (Plots 4, 5, 6 and 7)

- White modern sanitaryware with soft close toilet seat
- Vanity unit
- Grohe taps
- A choice of Villeroy and Boch tiles for the floor with sink splashback

### Bathroom

- White modern sanitaryware with soft close toilet seat
- White modern bath
- Grohe taps
- Separate fully enclosed shower cubicle with rainfall shower (except plots 1, 2 and 8)
- Chrome towel rail
- A choice of Villeroy and Boch tiles for the bathroom floor and walls. Extent of wall tiling is plot specific

### En-suite (Plots 1, 2, 3, 8 and 9)

- White modern sanitaryware with soft close toilet seat.
- Grohe taps
- Fully enclosed shower cubicle with rainfall shower
- Chrome towel rail
- A choice of Villeroy and Boch tiles for the en-suite floor and walls. Extent of wall tiling is plot specific

### Electricity and Plumbing

- Full underfloor heating throughout property, providing wonderful warm floors to take away that winter chill
- Downlighters in kitchen area, bathroom, en-suite and cloakroom. Pendant light fittings elsewhere
- Lighting switches and power sockets in white
- 2 USB points provided in kitchen
- TV point and double socket in lounge and main bedroom (all plots), dining room (plots 1,2,8 and 9) and sitting room (plot 9)
- External double socket
- Electric vehicle charging point
- Baton light and double socket in garage (plots 1,2,8 and 9)
- Both Virgin Media and BT are available to all homes, giving access to superfast fibre broadband and offering all options for your media and phone requirements
- Energy efficient combination gas boiler

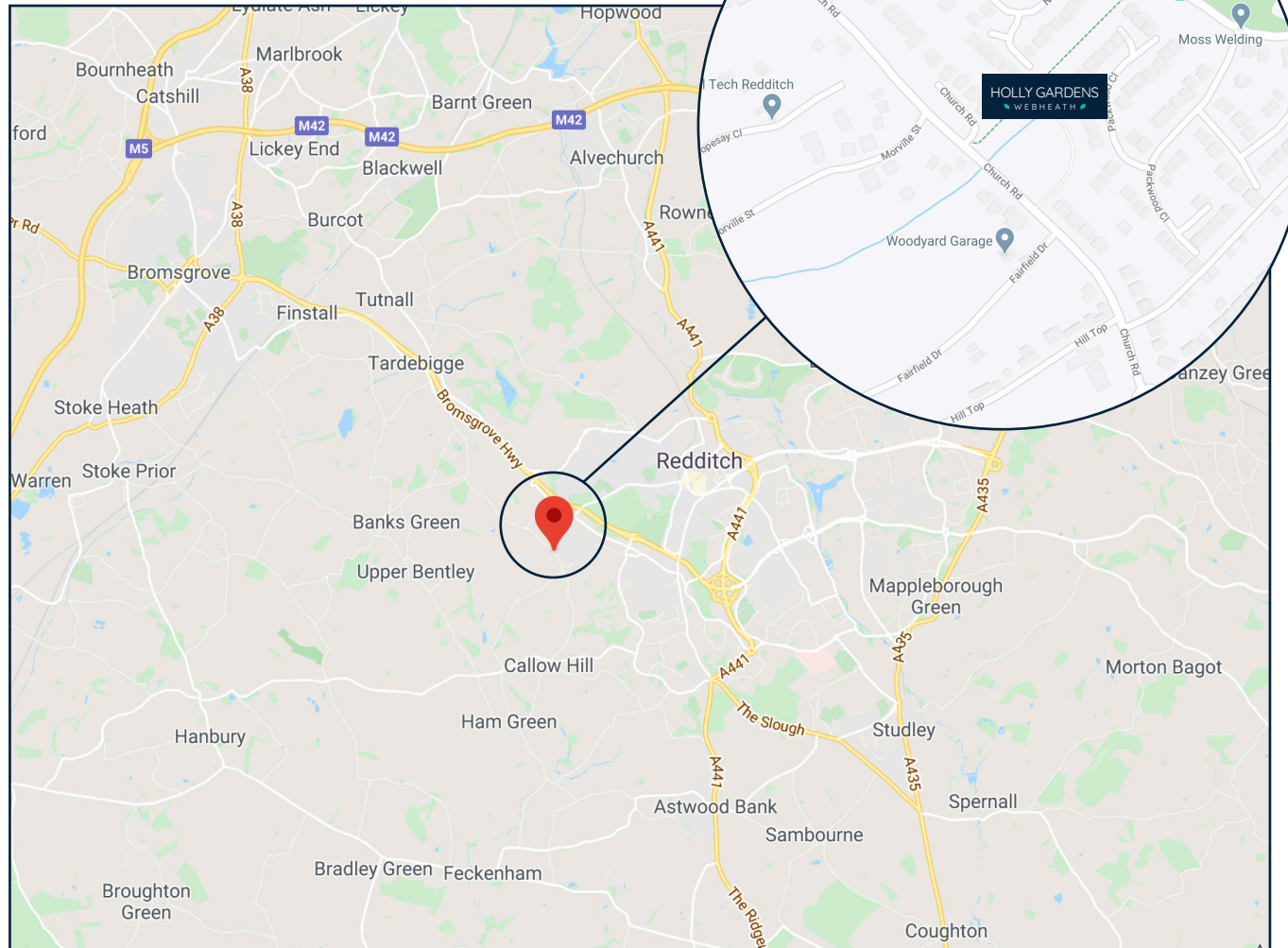
### Guarantees

- Every Eden home comes with a 10-year warranty provided by Premier Guarantee



# Finding your new home

Holly Gardens, Church Rd, Webheath, Redditch B97 5PG



 By car

- Webheath to:
- Redditch - **1.9 miles**
- Bromsgrove - **5.3 miles**
- Kidderminster - **15.3 miles**
- Worcester - **16.9 miles**
- Birmingham - **17.3 miles**

 By train

- Webheath to:
- Birmingham New Street - **39 minutes**
- London Euston - **3 hours 10 minutes**

# About Eden Homes

A commitment to quality and a dedication to detail is the simple rule that has seen Eden Homes grow from strength to strength since being founded in 2001. We are a family owned business specialising in providing bespoke housing projects. We are not bulk builders; we have always wanted to remain a niche developer of quality homes, with tailored designs and superior construction, so that every home we build has its own stamp of individuality to suit its location.

From site finding and land assembly, through the planning and construction stages and on to the sale of finished homes, the expertise within our team enables us to carry out the full range of property development functions.

This makes Eden Homes unique and allows us to outshine our competitors.

We have a talented house building team, which includes in-house planning professionals who have a very close working relationship with our architects. The planning and development process can often be complex and time consuming but we have the skills and experience to better appreciate all the issues that need to be taken into account. Over the years this has enabled us to work effectively with local authorities to bring forward developments more quickly or to secure developments where others have failed.

Our construction division works with a small, well established team of highly skilled tradesman who have proven their worth over a number of years and who take great pride in their workmanship, crafting homes to our exacting standards.



Eden Homes takes very seriously the importance of protecting our environment.

That's why each home has been designed and built with materials that exceed current building standards, resulting in less energy being consumed and reducing the impact that we all have on our planet.

We fit, as standard, high specification windows; thermostatically controlled underfloor heating; high performance insulation in walls, floors, and ceilings, (keeping your home warm in the winter and cool in the summer). 'A' rated appliances and boilers, together with low energy lighting, all contribute to achieving a lower carbon footprint for your home.

Of course, there is always more that can be done and with that in mind we are delighted to be able to offer you a subsidised range of extras to allow you to contribute further to the ongoing environmental challenge.

These extras include:

- solar panels
- air source heating
- triple glazing
- upgrades for electric car chargers



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## Get in touch

Holly Gardens, Webheath is marketed through Fisher German Estate Agents - a leading national firm of specialist UK property consultants and chartered surveyors, with 600 people across 25 offices, adding value to owners and businesses through a wide range of property services.

Well known locally for honest, friendly and professional service, with properties for sale and to let throughout the region. The Worcestershire team now extends to over 50 members of staff offering a wide and diverse range of services including rural property services, the sale of residential property in the City and surrounding countryside, farms and estate management, planning, renewable energy, utilities and infrastructure, commercial, development and professional valuations for bank lending, inheritance and tax planning. The office covers a wide area including Worcestershire, Herefordshire, Gloucestershire, Warwickshire, Staffordshire and into Wales.

Viewing is by prior appointment with Fisher German Estate Agents on **01905 726220**.

FISHER GERMAN ESTATE AGENTS  
Global House, Hindlip Lane, Worcester WR3 8SB

Tel: **01905 726220**

Email: [worcesteragency@fishergerman.co.uk](mailto:worcesteragency@fishergerman.co.uk)

These particulars are for illustration only and consequently should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified matters prescribed by any Order made under the Property Misdescriptions Act 1991.

Dimensions are taken from plans and not from the completed property and therefore should be used for general guidance only and should not be relied upon or used for floor sizes, appliance spaces, or proposed furniture or fixtures, fittings or placement. Illustrated furniture, kitchen, bathrooms and en-suite layouts may be of a different size to that of a purchasers own. Images are taken from a recently built Eden Homes development unless otherwise specified.

Lenses used for internal photography may not accurately reproduce appearance, dimensions or colour tone. These particulars form no part of any contract whatsoever nor do they form any type of guarantee or warranty.