

# CITY LIVING PARK LIFE

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**CITYGREENS**  
**SHELDON PARK, SOLIHULL**

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## **CITYGREENS SHELDON PARK, SOLIHULL**

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### **A STUNNING PARK FRONTED RESIDENTIAL DEVELOPMENT.**

Between Birmingham's booming city centre and the international airport hub, sits CityGreens. Located directly on Sheldon Country Park, Birmingham's largest green space, and within the popular residential borough of Solihull residents will have all the perks of city life as well as ample lush, green space to relax and unwind in.

Located directly on Sheldon Park, just 4.5 miles to the city centre and close to some of the areas best schools it is easy to see why the area is so popular.

The building makes the most of its location with an abundance of space and light in all apartments. Floor to ceiling windows across all apartments make the most of the apartment aspects, while balconies, roof terraces and garden terraces connect the building directly to its park fronted location.

Perhaps the most notable example of architectural design within CityGreens are the angled windows, which feature on both blocks. The spatially orientated aperture of this character feature maximises light and creates a new lament of visual interest from the inside and outside.

# **ESTABLISHED DEVELOPMENT TEAM**

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The CityGreens is an exciting high design development located right on Sheldon Park in the popular Birmingham Borough, Solihull. It is brought to you by BuyAssociation and constructed by Charles Jordan Homes. Arguably one of the leading development teams in the Midlands, Charles Jordan Homes have a demonstrable track record of delivering high specification and highly popular residential developments.

### **EXPERIENCED**

Delivering residential properties since 2005 Charles Jordan Homes has received recognition for its quality first approach to home building, and has a demonstrable record in identifying key locations with CityGreens being the 12th development across the Birmingham & Midlands market.

### **OUR TEAM**

Beyond the design and build team, a broader team of in-house and external partners are on hand to support both homeowners and landlords to ensure they get the very best out of their property.

We can help you with a full turn key property, from the Government Help-to-Buy scheme for homeowners to furniture, and rental management for landlords.





# BIRMINGHAM

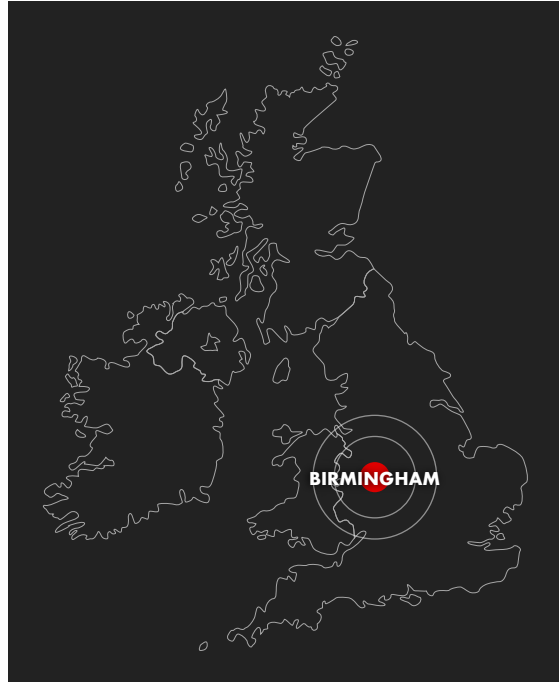
## THE YOUNGEST CITY IN EUROPE

Strategically located in the heart of the UK, Birmingham is the UK's second city which has long benefited from its geography, and is a constantly popular part of the country to live and work. The city was a central part of the industrial revolution and is now dominated by finance and the services sector that contributes to the single biggest economy outside of London with a GDP of £120bn.

### A GROWING POPULATION

A key reason for Birmingham's position as Europe's youngest city is Education. It is home to 5 universities and 80,000 students, with a further 20 universities within an hour of Greater Birmingham. Of those the city retains a whopping 49% of students after graduation, while Birmingham attracts the third largest number of graduates with no prior links to the city. Over the past 15 years, there has been a significant amount of urban regeneration and investment that has taken place and even more is stated for the future.

The redevelopment of Birmingham New Street Station and the extended tram network are paying dividends to the city centre, already helping to stimulate further local regeneration. With a vibrant city centre that plays host to a huge amount of the country's leading companies and a growing population of young professionals who are choosing Birmingham as their home.



Birmingham New St Train Station

Blue chip employers in Birmingham City Centre:



# THE UK'S TOP PERFORMING REGION

### House price change (%pa)

Birmingham



### Rental value forecasts (%pa)

Birmingham



The geographic heart of England.

- The second most populated UK city.
- The largest regional UK city economy.
- The UK's regional start-up capital.
- One of the youngest populations in Europe.
- Birmingham is hosting the Commonwealth Games in 2022.
- Birmingham is the leading beneficiary of High Speed Rail 2 (HS2).



# BIRMINGHAM'S BIG CITY PLAN

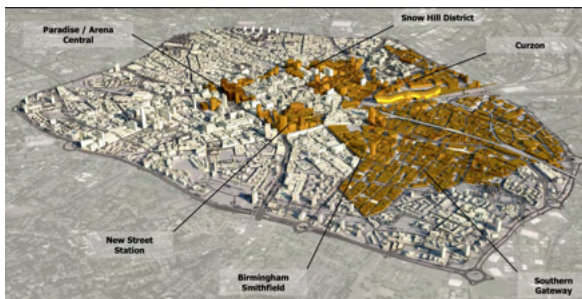
35% of Birmingham's GDP is now from financial services Goldman Sachs, who are now the latest firm to move to the city, joining HSBC and Deutsche Bank.

## COMMERCIAL MIGRATION INTO BIRMINGHAM IS AT A RECORD HIGH

The Big City Plan is the most ambitious, far-reaching development project ever undertaken in the UK. Birmingham has transformed and is almost unrecognisable to the city of 20 years ago. New commercial and residential developments have reshaped the city centre, with The Big City Plan turning Birmingham into a world class city. Birmingham has become a national and international destination for business, leisure and tourism. With the extension of Birmingham International Airport's runway, followed by the £650 million investment into New Street station and improvements to the public realm such as Centenary Square and Paradise, it is easy to see why.

### HSBC to move head office for UK division to Birmingham

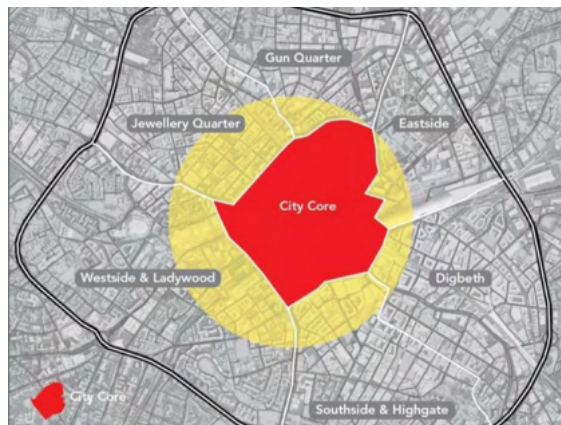
Headquarters for ringfenced domestic operation to be moved away from London



Birmingham New St Train Station

## URBAN LIVING AND THE CITY SPRAWL

A key part of the Big City Plan has been to increase the size of the city core by 25%, improving transport connectivity throughout the seven 'quarters' that make up the city centre. Of those seven 'quarters' three residential districts have stood out within the city's core; with the Jewellery Quarter proving very popular with young professionals and more recently the emergence of SouthSide as a premium destination and Digbeth (to the south east) taking its first steps towards redevelopment.



This map of the Big City Plan, available on their publicly available website, details the city's sprawl to the south and southeast. This is influenced by the investment in New Street Station, the new Metro system and the arrival of HS2 and the construction of the new Curzon Street Station. As the city continues to sprawl from the southern gateway it is little wonder that Coventry Road through to the airport and the district of Solihull are witnessing the ripple effect of the city's boom.



## SOLIHULL AND THE SUBURBAN BOOM

With any city that attracts big business, graduates, and professionals to its city core, there is a growing amount of professionals and families that prefer to set up life outside of the hustle and bustle of the city centre. Infact, in March 2022 the Solihull and CityGreens postcode of B26 was the most searched postcode amongst home buyers in the region.

# SOLIHULL & SHELDON PARK

Solihull has been voted amongst the best places to live in the UK, one survey there found that residents of Solihull enjoyed higher incomes, better employment rates and longer life expectancies. While just 5 miles to the city core, Solihull is more than a popular commuter town. It has a historic market centre, bustling shops and high end restaurants, as well as being the administrative hub for the area. It has long been Birmingham's most affluent suburb, a mix of lush green spaces, historic architecture and industry.

Home to Jaguar Landrover, the town's biggest employer for many years, while the broader district is home to: Birmingham Business Park, Birmingham International Airport, the New HS2 terminal, a planned new tram network, a zero emissions bus network and an outstanding network of schools.

- **Birmingham Business Park**
- **Birmingham International Airport**
- **The new HS2 terminal**
- **A planned new tram network**
- **A zero emissions bus network**
- **An outstanding network of schools**

New HS2 Terminal



Proposed New Solihull Tram Extension



## AN AREA OF OUTSTANDING NATURAL BEAUTY



Sheldon Park

Solihull has over 1,500 acres of parks – 10 of which are Green Flag Award parks - and open spaces. Take a trip to Brueton Park, on the edge of the town centre and visit the Parkridge Centre with its 5.5 acre nature area or stroll through Olton Jubilee Park with its basketball area, BMX Track and playground.

Its largest and perhaps most famous park Sheldon Country Park spans from the Airport right down to Coventry Road where CityGreens opens out directly onto the southernmost entrance.

Whether you are looking for your next home or a popular rental property it is very easy to see why Sheldon Park & Solihull is in such demand.

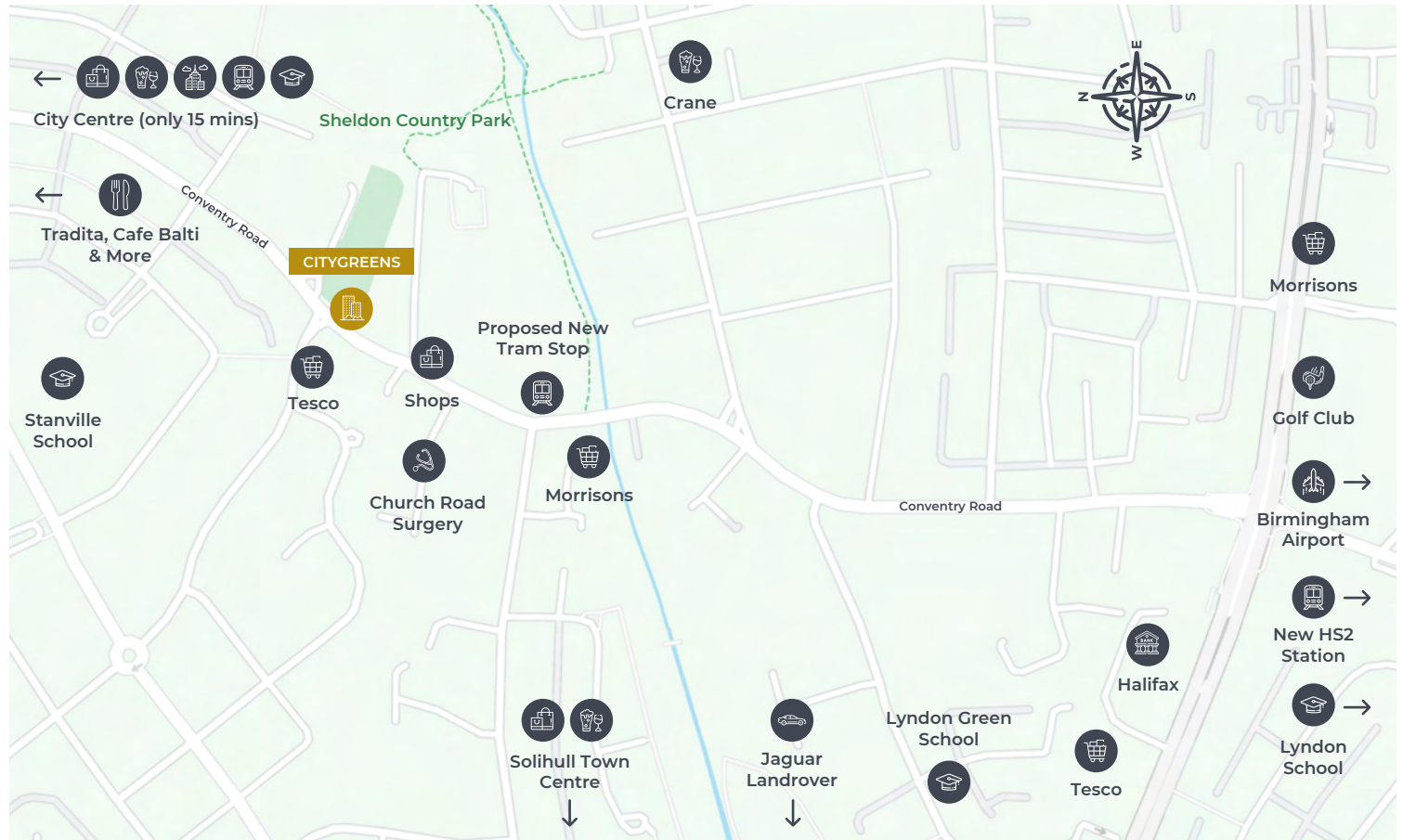




# CITYGREENS

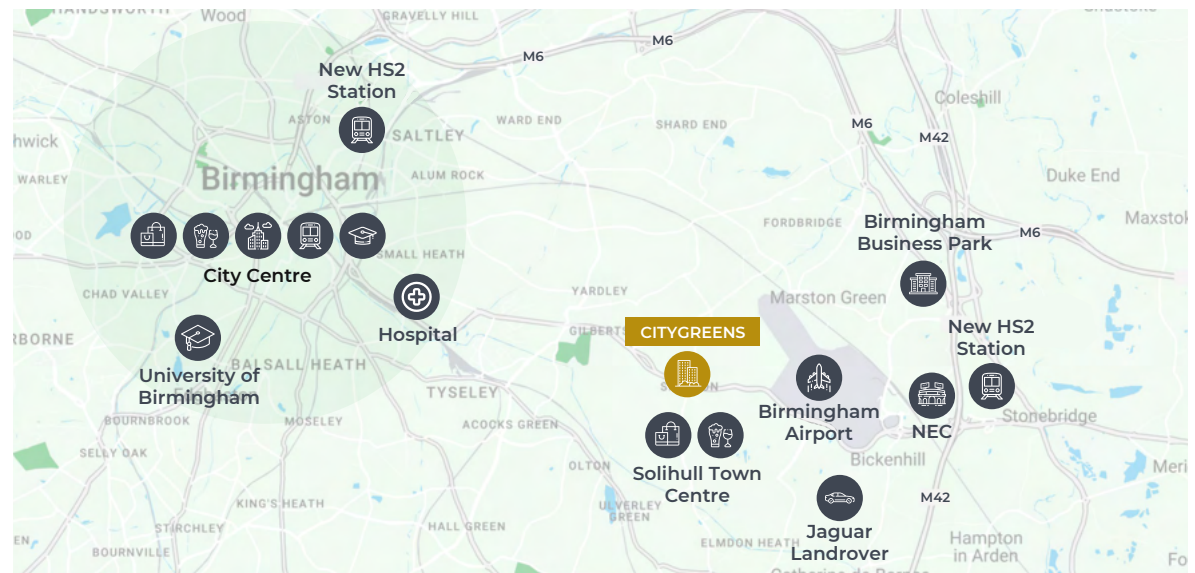
## SHELDON COUNTRY PARK, SOLIHULL

CityGreens is located directly on Sheldon Country Park in the popular and affluent residential borough of Solihull. Less than 5 miles to the city in one direction, just 5 minutes to Birmingham Business Park and Birmingham Airport Hub in the other, CityGreens presents a unique offering of connectivity. While arguably sitting on the most desirable park fronted location in the borough.



### TRAVEL TIMES

5 Minutes	Birmingham International Airport
8 Minutes	NEC, National Exhibition Centre
10 Minutes	HS2 High Speed Rail Network
15 Minutes	Birmingham City Centre
19 Minutes	Bullring & Grand Central Shopping Centre
20 Minutes	University of Birmingham
38 Minutes	To London from the proposed new HS2 terminal





# CITYGREENS

## SHELDON COUNTRY PARK, SOLIHULL

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Aspect: Coventry Road



Aspect: Sheldon Country Park

Centrally located on Coventry Road, and sitting at the southern entrance to Sheldon Country Park, CityGreens has views across 300 acres of lush, green space offering residents all the perks of city life coupled with the perfect location to relax and unwind. A stunning collection of 42 one bedroom, 39 two bedroom and 2 three bedroom apartments.

The accommodation benefits from the quality finishes, the finest flooring, and bespoke kitchens. All apartments have been designed to maximise space and centered on light, with every apartment benefiting from floor to ceiling picture windows offering the best views of the park and beyond.

## AN AREA OF OUTSTANDING NATURAL BEAUTY

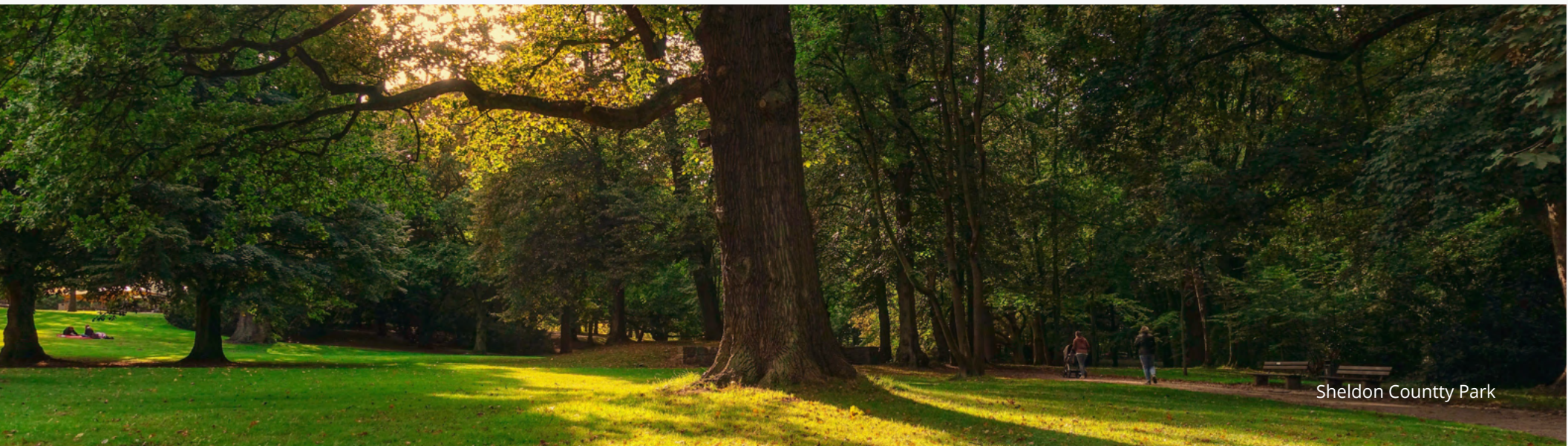
Apartments offer a combination of balconies, oriel windows, roof terraces and garden terraces that connect the living spaces with lush green gardens and connect you seamlessly to the park itself in Birmingham's most demanded postcode.

Perhaps the most notable example of architectural design within CityGreens are the angled windows which feature on both blocks. The spatially oriented aperture of this character feature maximises light and creates a new lament of visual interest from the inside and outside.

## DESIGNED TO BRING THE OUTSIDE INSIDE

**CityGreens** comes to market at an ideal time as demand from buyers and tenants is at an all time high, with properties in the B26 postcode selling faster than almost anywhere in the Midlands.

"There is high demand for properties in Sheldon, it's close to Solihull, the airport, NEC and the Coventry Road(A45) which provides direct links to the City Centre and M42. There are many good schools, shops, and parks in the area and having grown up locally I can see why this is a popular place to live."  
Ian Bird, Purplebricks



Sheldon County Park



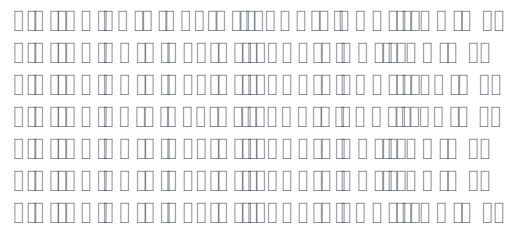
# FLOOR PLANS



## GROUND FLOOR



Sheldon Country Park



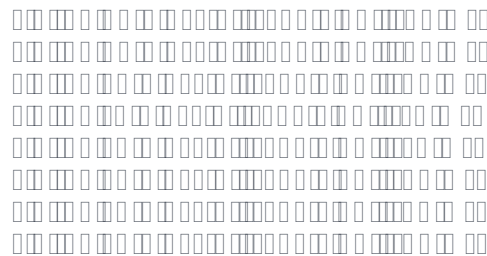
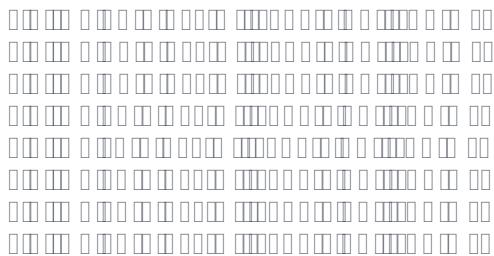
# FLOOR PLANS



## FIRST FLOOR



Sheldon Country Park





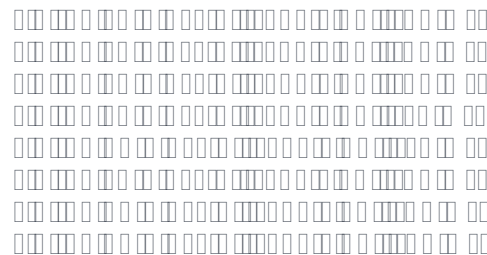
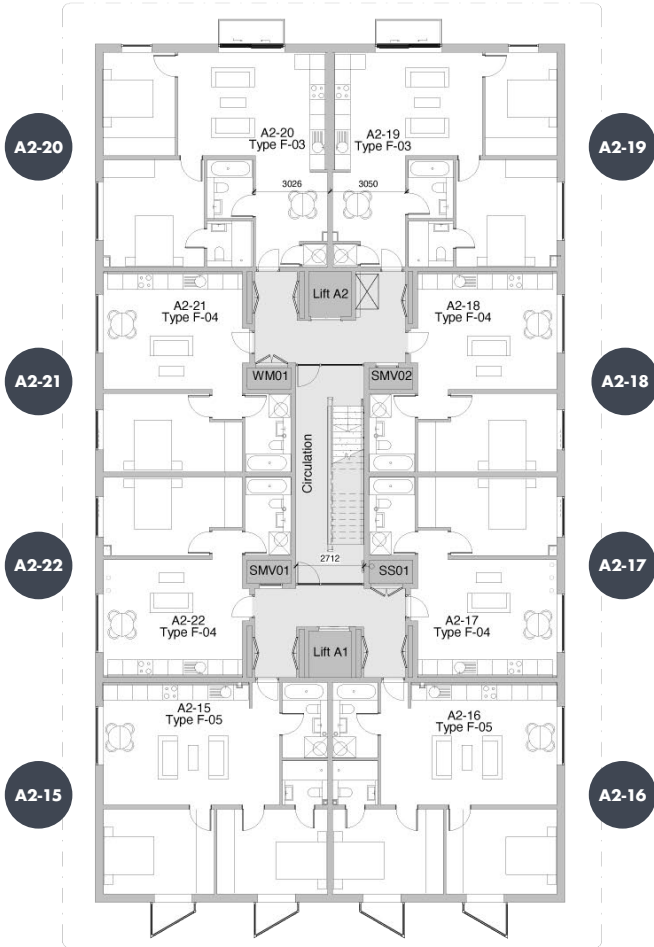
# FLOOR PLANS



## SECOND FLOOR



Sheldon Country Park



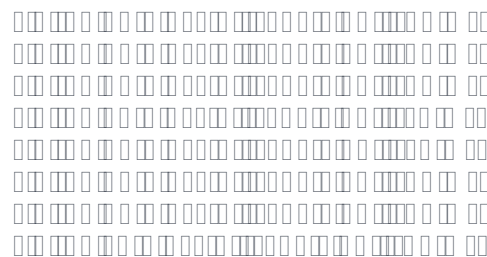
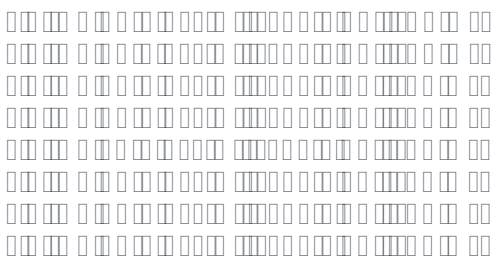
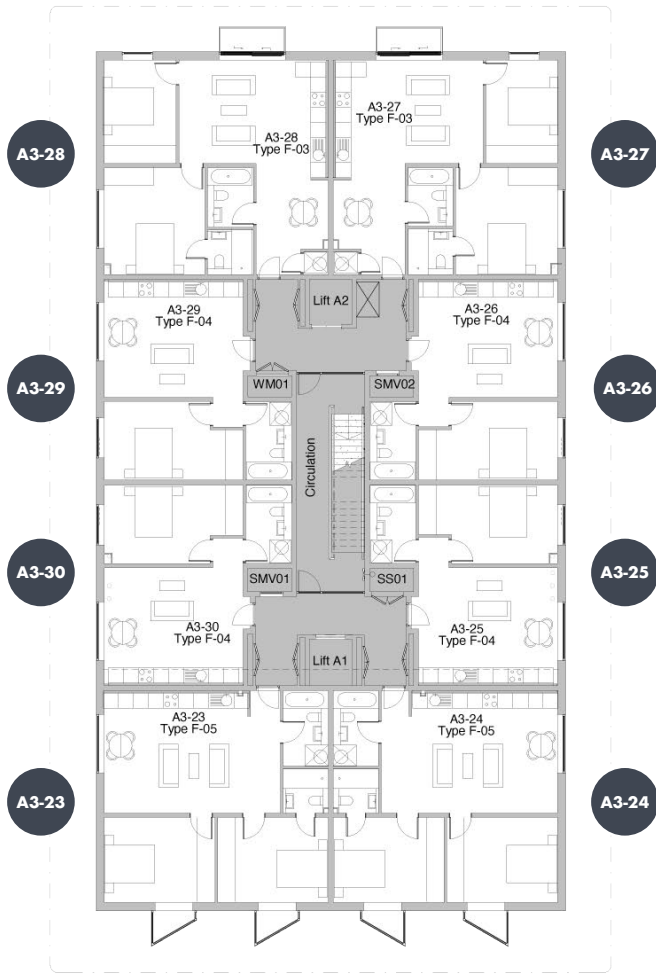
# FLOOR PLANS



## THIRD FLOOR



Sheldon Country Park





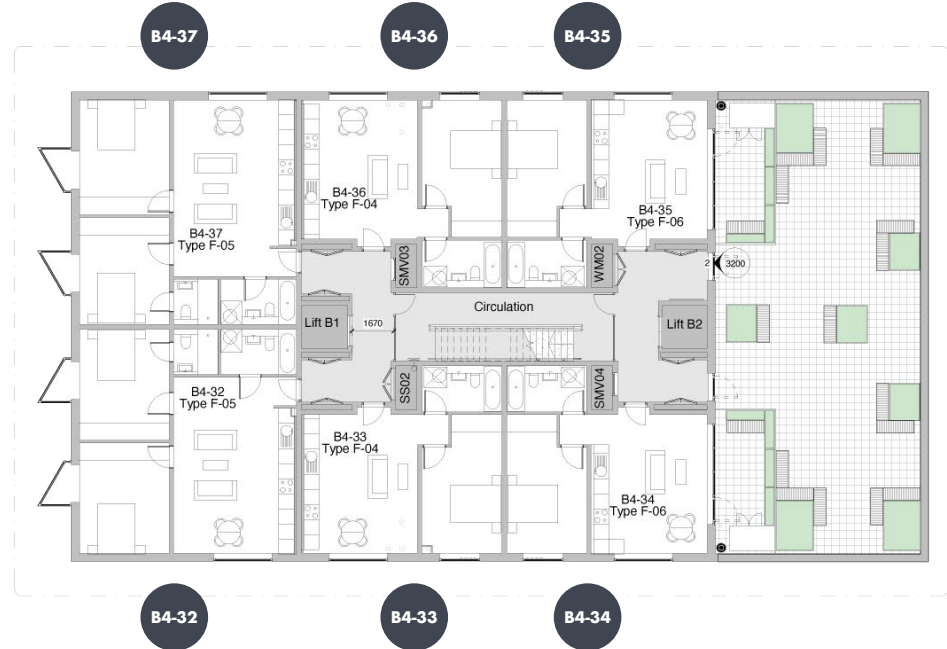
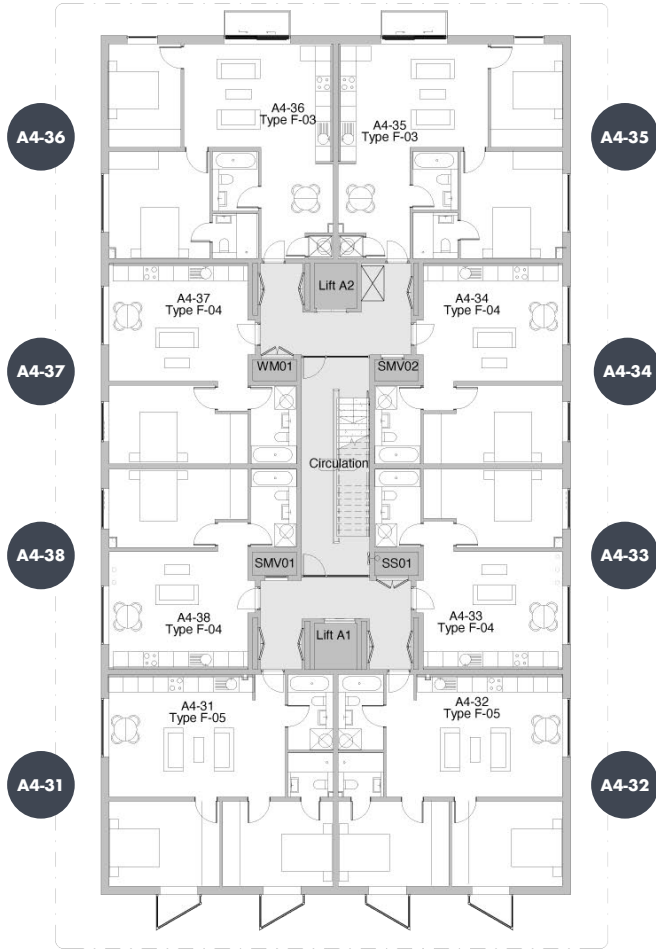
# FLOOR PLANS



## FOURTH FLOOR



Sheldon Country Park



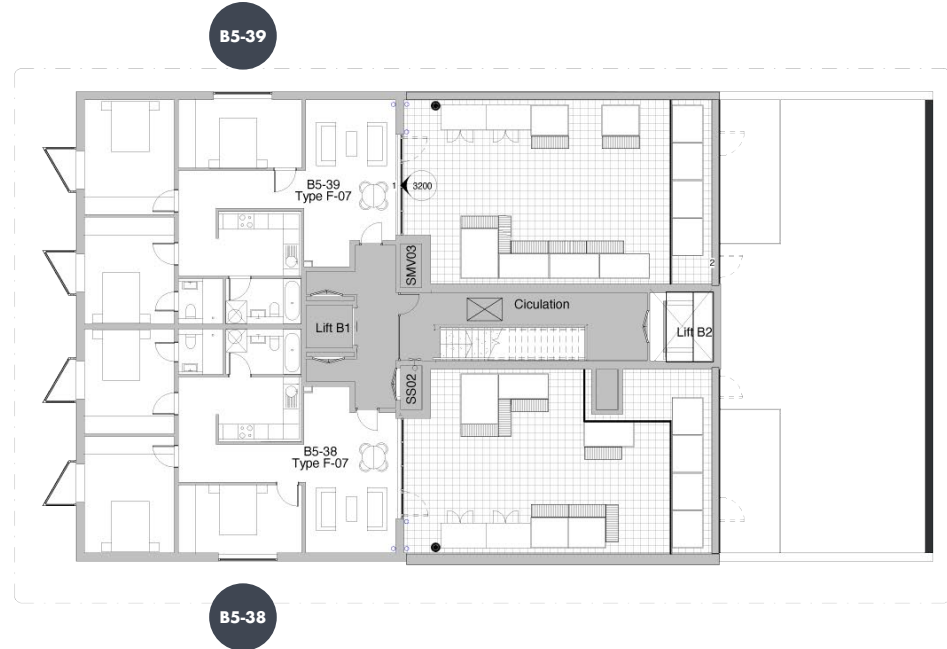
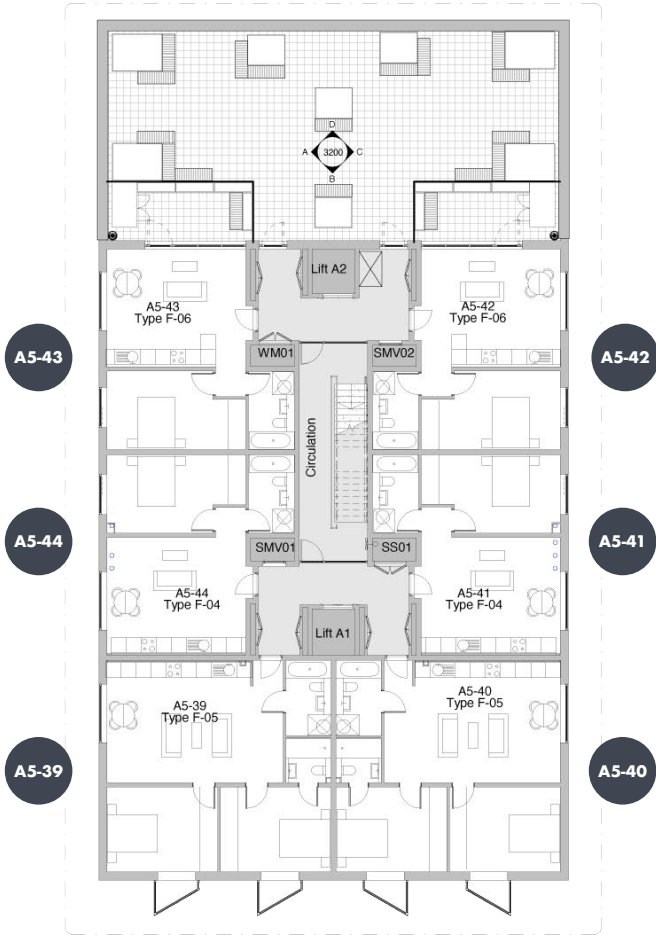
# FLOOR PLANS



## FIFTH FLOOR



Sheldon Country Park

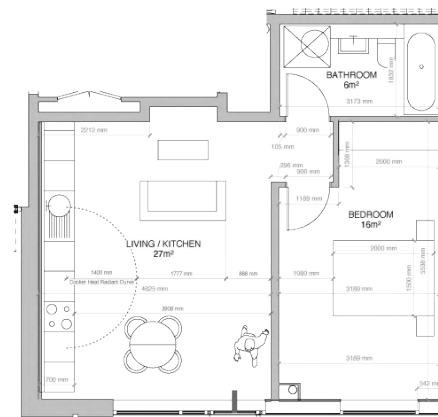
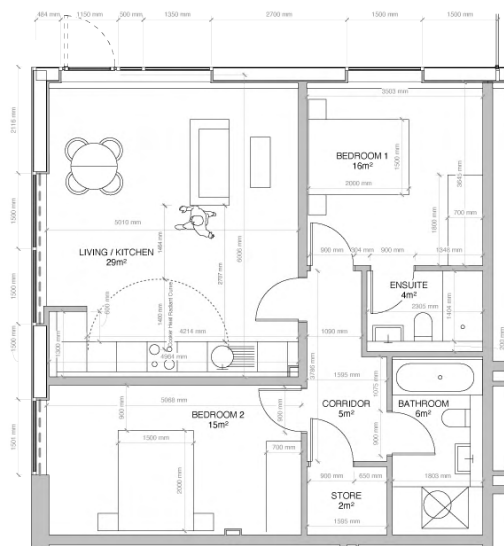
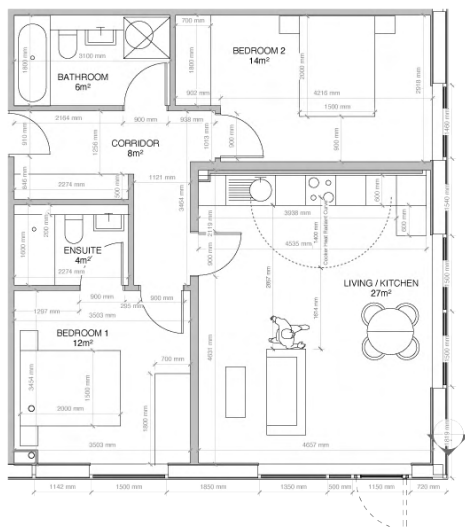
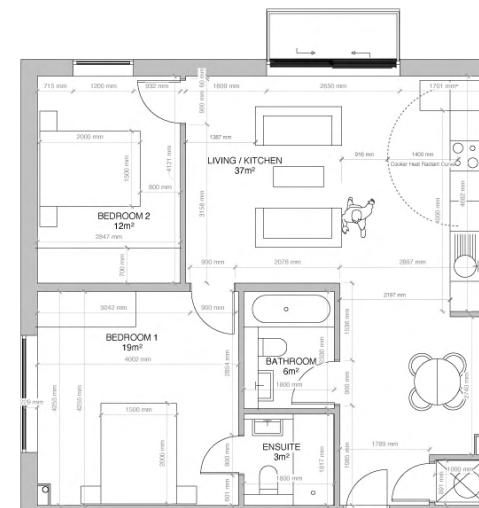
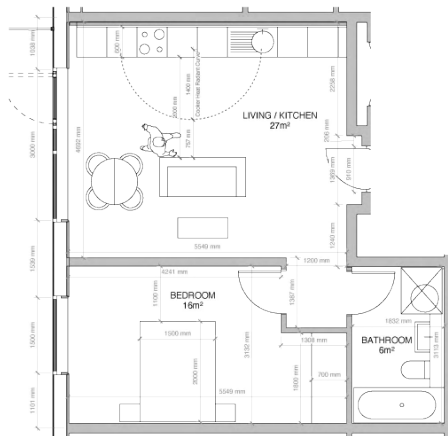
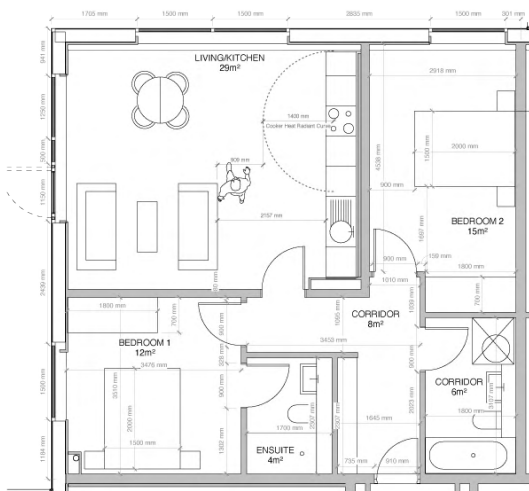






# UNIT SPECIFIC FLOOR PLANS

# FLAT TYPES







# SPECIFICATION OF FINISHES

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CityGreens apartments will benefit from having a range of units all with luxury fitted kitchens with a range of appliances, such as oven/hob and extractor, washing machine and full height fridge freezers.

## WREN KITCHENS

- Bosch oven and hob
- Dishwasher
- Washer dryer
- 70/30 Integrated fridge freezer
- Steel cooker hood
- Iris tap - high pressure
- Quartz worktop

## BATHROOM

- Mira 9.8kW electric shower
- White marble style tiles
- Bespoke 600mm freestanding bathroom vanity unit with mirror
- Black taps
- 900 x 900 shower enclosure with black accents
- Stone resin tray

## FLOORING & CORE FEATURES

- Luxury vinyl tile flooring
- Super soft carpet in bedroom
- All doors are fire rated
- Aluminium Windows
- WIFI Heaters 2KW in bedroom and lounge/kitchen
- Door intercom

\*\* Subject to changes





City Green



**Important Notice:** The information provided in this brochure is for general reference only and should not be relied upon when making your property purchase. While high standards have been used in the preparation of the information, analysis, views and projections, no responsibility or liability whatsoever can be accepted by Charles Jordan or its appointed sales agents. Floor plans are indicative only and CGIs are illustrative only. Investing early off plan is subject to design changes. We would urge all buying parties to check any purchase details and expectations are in keeping with the apartment selected and ensure your legal pack represents the property and specifications you are expecting.