



PRIORS CRESCENT

SPECIFICATION

2 & 3 BEDROOM HOMES



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.



Photography from a previous CALA development

SPECIFICATION

KITCHENS

- Professionally designed kitchen with soft close doors & drawers with an oak cutlery tray and under unit LED strip lighting
- Laminate work surfaces ^, upstands and stainless steel splashback to hob
- 1 ½ bowl inset stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven
- Bosch 4-ring induction hob with chimney extractor
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer (Abbot, Guydon, Hurwick, Hunsley & Rushford)
- Utility room with space provided for washer/dryer (Larfield)
- Laminate work surface to the utility room (Larfield)
- Stainless steel single bowl sink with drainer and chrome mixer tap with swivel sprout
- Porcelanosa fully tiled floor to kitchen/family room and utility

FAMILY BATHROOMS, EN SUITE(S) AND CLOAKROOM

- White Roca sanitaryware
- High gloss double door vanity unit to family bathroom and master en suite ^ (Hunsley, Hurwick & Larfield)
- Full height tiling around bath with Vado thermostatically controlled shower and glass shower door where applicable (except when there is a separate shower cubicle)
- Half height tiling around bath with low level handheld shower attachment where applicable
- Full height tiling to shower cubicles
- Chrome heated towel rails to cloakroom, family bathroom and en suite(s)
- Shaving points to family bathroom and en suite(s)
- Porcelanosa fully tiled floor to cloakroom, family bathroom and en suite(s)

HEATING, LIGHTING & INTERNAL FINISHES

- Recessed downlights to kitchen/breakfast/family room, utility, family bathroom, cloakroom and en suite(s). Pendant light fitting to all other rooms.
- Thermostatically controlled radiators throughout
- Ceiling mounted smoke detectors
- Electrical spur to sitting room for provision of a fireplace where applicable ^
- Built-in wardrobes to master bedroom and bedroom two (Abbot, Hurwick, Hunsley & Larfield)
- Built-in wardrobe to master bedroom (Guydon & Rushford)
- Smooth ceilings and internal walls finished in white emulsion
- White internal doors to all rooms

MEDIA AND COMMUNICATIONS

- Pre-wiring for TV/satellite (compatible with Sky Q) to all rooms with a TV socket
- Telephone sockets to kitchen/breakfast/family room, sitting room, master bedroom and study/smallest bedroom providing access to BT fibre broadband
- USB charging ports to kitchen/family room and master bedroom

SECURITY

- Outside lights to front, rear and side doors
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door
- Wiring for security alarm

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Smart meters install to record your energy use and automatically send out meter readings
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A and B-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Ecological site design enhancing local wildlife and habitats
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage

- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

EXTERNAL DETAILS

- Paved patio to rear garden
- Landscaped front garden, turf to rear garden
- External electrical point to the rear of property
- External water tap
- Electric car charging point and double socket to the garage
- Up and over garage door with batten light installed
- Spur fitted for electric garage door opener

^ Choice subject to build stage. *Please see detailed specification and floorplans for further information.

Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning.

Specifications are correct at time of going to print. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



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