



LEVISON ROSE  
HOMES

JAMES'S PLACE  
LITTLE ASTON ROAD



# INTRODUCTION

James’s Place – an exclusive development of 6 luxury properties, inclusive of a private drive and offering both family homes and bungalow accommodation. Our homes will offer a strong internal specification, through designer kitchens, bathrooms and fitted wardrobes. Externally driveways shall be block paved and rear garden areas landscaped using Porcelain paving.

## OUR HOMES

- 4 X 3 Bed Detached Bungalows
- 2 X 4 Bed Detached Homes

## LOCATION

This development is conveniently located close to local amenities such as Aldridge village and nearby facilities such as the Fairlawns hotel. This is a very good location for commuting into the nearby Sutton Coldfield, Lichfield and also Birmingham.

## TIMELINES

Bungalows plots 3-6 shall be available from Autumn 2025.  
Detached houses plots 1 & 2 for occupation Winter 2025.





FURTHER INTO THE DEVELOPMENT...



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# 4 DETACHED BUNGALOWS – PLOTS 3, 4, 5 & 6

## QUALITY & EXPERIENCE

At Levison Rose, we offer genuine experience in delivering quality new build bungalows. It's all about small details from storage options to finishings that mean very little maintenance. Plus our bungalows offer fantastic energy efficient technology and low running costs.





# 2 DETACHED HOUSES – PLOTS 1 & 2

## PREMIUM SPECIFICATION

At Levison Rose, we enjoy building large executive premium homes and it's something we take great pride in. We research the market to understand what our clients aspire to and also allow our customers to choose certain options and upgrade parts of their home if they wish and if the build stage allows.



## EATING & DINING

**At Levison Rose, we take pride in the careful selection of kitchens to suit our bespoke homes & offer a premium finish. All of our homes in James's Place offer an open plan kitchen/diner.**

Our kitchens typically encompass integrated appliances namely: fridge freezer, dishwasher, oven, hob, hood and integrated washer/dryer.

We choose to offer modern quartz as standard.

Splashbacks to worktops and to the rear of the hob is included as standard – additional wall tiling can be provided as an extra.

We also provide down lighting to the kitchen area as standard.



## BATHING

**As we endeavour to build quality homes, we choose to offer a luxury specification featuring:**

- Hard flooring to wet areas as standard to compliment tiling
- Designer vanity storage units
- Chrome taps and shower fittings
- Chrome towel radiators to main bathroom and ensuites where applicable
- Thermostatic bar valve showers (Rainwater shower head available as an upgrade)
- LED lighting / storage feature mirrors are available as an upgrade
- Addition of feature tiled soap boxes

Upgrades and extras are subject to build stage







## DÉCOR & FEATURES

**Modern internal doors, painted in Satin Knotted Twine.**

- Glazed door to kitchen to provide additional natural light
- Contemporary skirting board with matching architrave painted in the same colour as internal doors
- Brushed satin door handles
- Brushed satin electrical sockets & switches included as standard to lounge, kitchen/ dinner and Hallway
- Wall and ceilings painted in 'Timeless' off-white emulsion
- Porcelanosa tiling to bathrooms in shower enclosure & half height to wet walls
- Curtain & Blind Packages are available upon request



## STORAGE

**Fitted sliding wardrobe to Master Bedroom with a single rail and shelf (Additional wardrobes and storage available for upgrade).**

Storage cupboards in our homes, as we know storage is important to our purchasers.

Upgrades and extras are subject to build stage

## FLOORING

**Hard flooring fitted to bathroom and ensuite to match tiling.**

Carpets, Coir entrance mats and other areas for karndean are an optional customer upgrade to personal requirements.

Further flooring options are available as an upgrade.



## OUTDOORS

**Our homes feature thoughtfully designed outdoor spaces, including:**

- Porcelain paving to rear garden patio areas (brick edge boarder & patio extension upgrade available)
- Outside tap as standard for convenient water access
- Block-paved driveway
- Lawned gardens and planting to the front
- Garden fencing for privacy and security

Upgrades and extras are subject to build stage.





# LEVISON ROSE HOMES

**Levison Rose are a family owned, property developer who deliver new build homes for sale onto the open market, and also have a passion for delivering Bespoke Projects for clients.**

We have a proven track record of successfully delivering multiple developments across the Midlands throughout the last 5 years.

We pride ourselves on quality design, premium specification, and superior customer service.

We demonstrate a commitment to our local supply chain, whilst inspiring a culture that rewards enthusiasm and talent. Levison Rose work with trusted manufacturers, suppliers, and specialist sub-contractors in ensuring projects progress and are delivered on time.

We are extremely keen to hear from you should you require a 'Bespoke Design & Build' project, such as a one-off personalised new home or a re-model of your existing property.

As a family business we do have strong values: - safety, materials, quality, and programme are at the heart of what we do.

Our team are extremely proud of the homes and projects that we deliver, it's a passion!

Our management team have both large corporate and SME experience in new build homes & residential refurbishment / remodelling.

We employ a variety of professionals namely Technical, Procurement & Operational Managers. Day to day our projects are accomplished under the dedicated supervision of experienced Project Managers.





## Contact information

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