Rectory Gardens
Sutton Coldfield

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Specification

Kitchens

	Faramond	Harrison	Bryson	Hudson	Pierson	Morrison	Greenwood	Waltham
Contemporary styled fitted kitchen with choice of frontals; Hacienda, Medford, Virginia & Plaza	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with 95mm upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 60cm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven - built under	✓	✓	✓	✓	✓	✓	-	-
Stainless steel single fan oven - built in	-	-	-	-	-	-	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓

Bathrooms

	Faramond	Harrison	Bryson	Hudson	Pierson	Morrison	Greenwood	Waltham
Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	-	✓	-	-	-	-	-	-
Chrome deck mounted mixer taps to bath	✓	-	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tile splashback to sink	✓	✓	✓	✓	✓	✓	✓	✓
400mm high ceramic tiling to bath perimeter	✓	-	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to reflect shower screen extent above bath	-	✓	-	-	-	-	-	-
Full height ceramic tiling to shower area	-	-	-	-	-	-	✓	✓

En-Suites (where applicable)

	Faramond	Harrison	Bryson	Hudson	Pierson	Morrison	Greenwood	Waltham
Ideal Standard's contemporary styled sanitaryware	✓	-	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	-	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	-	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	✓	-	✓	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	✓	-	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area, splash back to basin	✓	-	✓	✓	✓	✓	✓	✓

Specification

	Faramond	Harrison	Bryson	Hudson	Pierson	Morrison	Greenwood	Waltham
Electrical								
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓
Heating								
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓
Exterior								
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Decorative								
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓	✓
Internal doors with chrome 'lever on rose' door handles	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping								
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓

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