

N B H D

H E I G H T S

B I R M I N G H A M

# NBHD

HEIGHTS





**Luxury living and an unbeatable lifestyle in a convenient location only a short distance from Birmingham city centre.**

Neighbourhood Heights is a brand new premium residential development in one of Birmingham's most in-demand areas. Comprised of 81 one- and two-bedroom apartments, this building will provide an extremely high quality of living for residents and be another fantastic addition to this booming city.

Designed by architects with vast experience in the city, Neighbourhood Heights is exactly what Birmingham needs and is set to be the ideal home for young professionals, families and first-time buyers. The mix of comfort, connectivity and stylish interior design combine to create homes that exceed expectations.

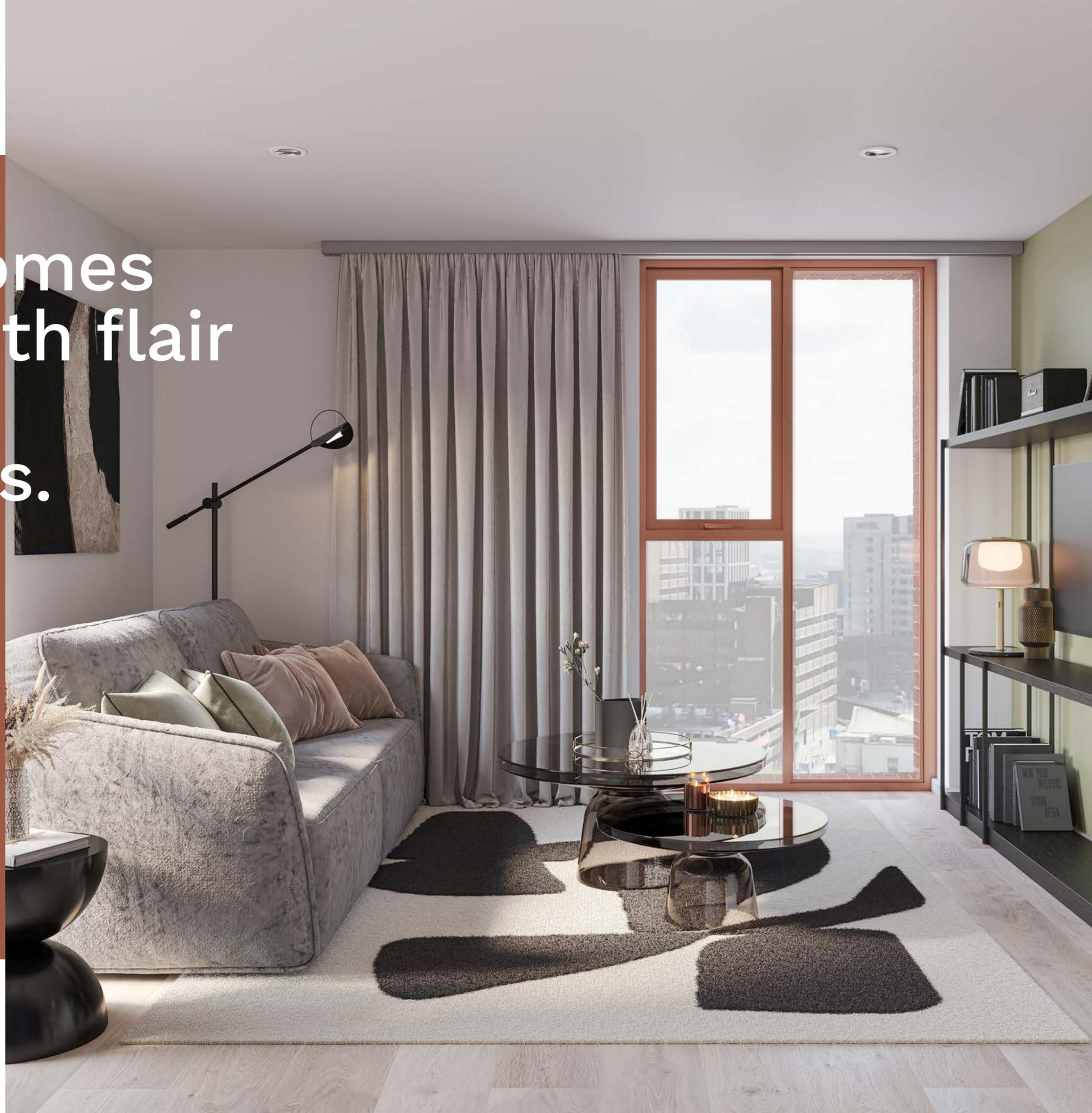
In addition to the first class homes on offer, residents can also enjoy communal work from home spaces, external gardens and a dedicated residents' app which can be used to create clubs and forums, promote local businesses, manage tenancies and more.



# Beautiful homes designed with flair to exceed expectations.

Each apartment at Neighbourhood Heights enjoys a beautiful, bespoke design which provides residents with a stunning living environment. A forward-thinking design philosophy flows through the building to create spaces like nothing else on the market.

Contemporary stylings and a thoughtful, uncluttered palette of materials and colours provide spaces perfect for relaxed and tranquil living – all within easy reach of Birmingham city centre.





# Living areas.

Living areas at Neighbourhood Heights are designed to be open-plan spaces which can be adapted easily to your lifestyle. Whether you are looking for a relaxing space to stretch out or a versatile venue for socialising, these living spaces are made to fulfil that purpose.

Large windows fill the living areas with light to create a healthy atmosphere for residents as well as providing views of Birmingham and the local Edgbaston area.



# Kitchens.

Each apartment at Neighbourhood Heights features a high specification kitchen which utilises a sleek aesthetic and the finest materials to create an attractive modern space.

All kitchens include an integrated fridge/freezer, induction hob, electric oven, a washer/dryer and high quality work surfaces.

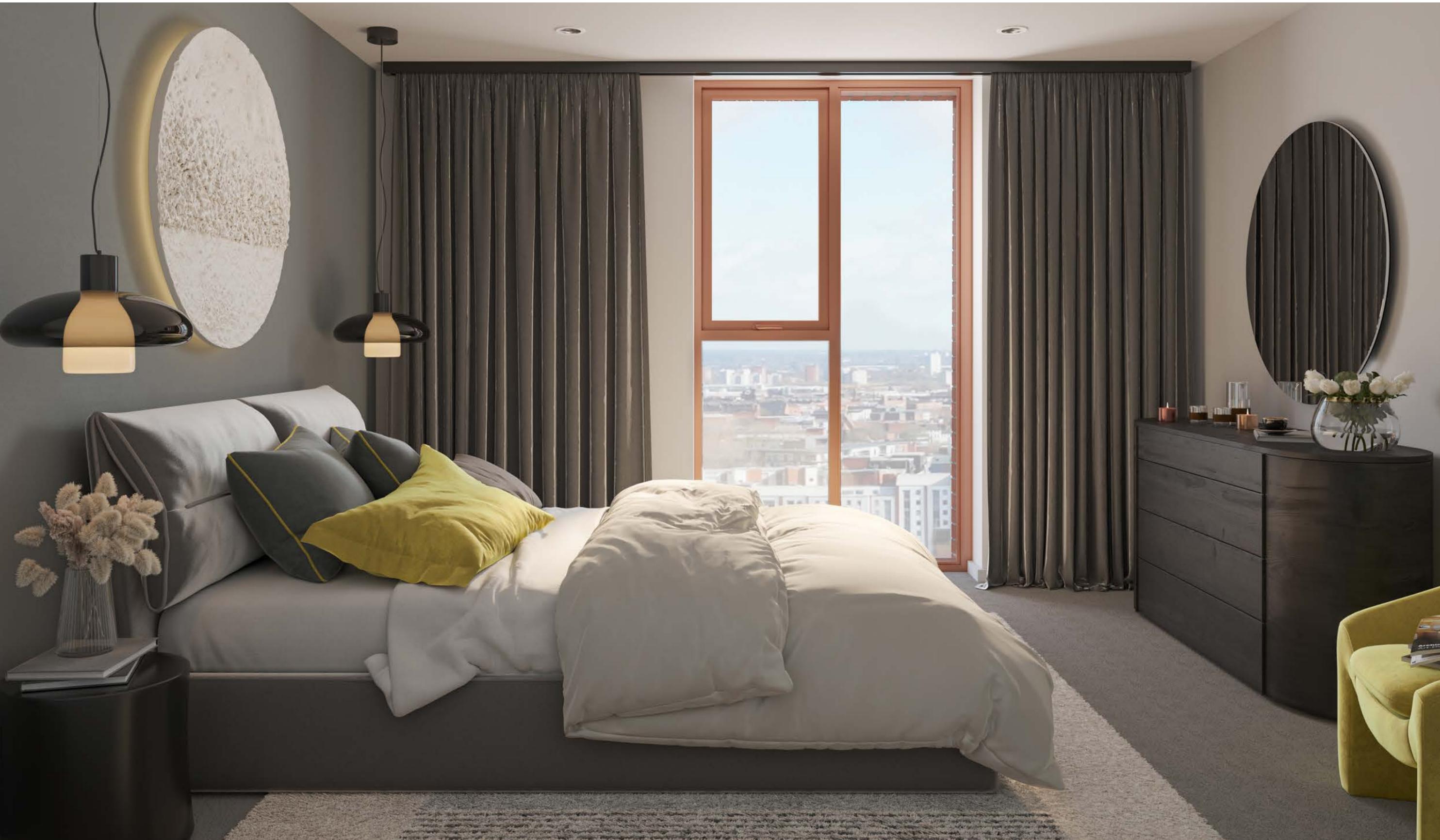




# Bedrooms.

Bedrooms are designed to be bright, comfortable and airy to give you a cosy sanctuary away from the hustle and bustle of daily life. Natural tones and peaceful décor complete the effect.

En-suite bathrooms are available with selected units, further enhancing their appeal and the comfort on offer at Neighbourhood Heights.





# Bathrooms.

Bathrooms at Neighbourhood Heights are contemporary in style and come fitted with modern showers and/or baths in addition to all other sanitaryware required.

High quality tiles have been chosen carefully for the walls, and chrome fittings have been selected for their robust and attractive nature.



# Communal spaces.

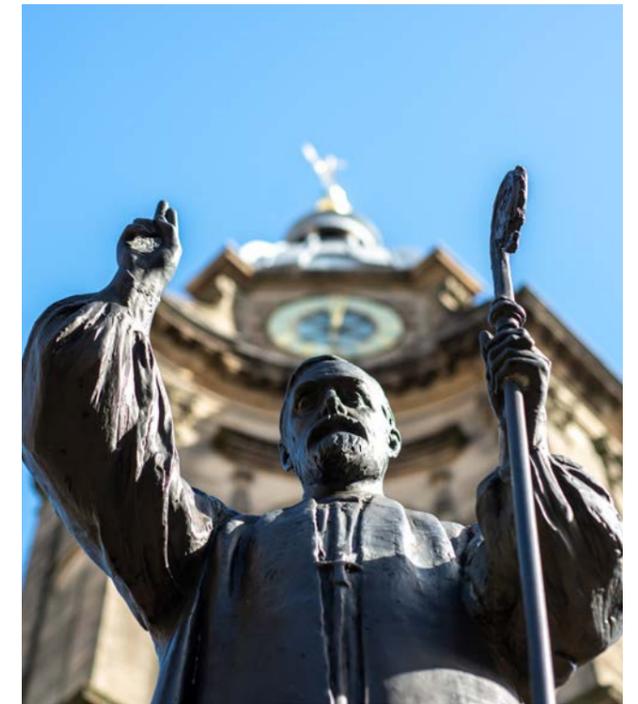
Neighbourhood Heights makes the most of the space available to provide communal work from home spaces that will be valuable for residents and their quality of life.

This space is designed to be ideal for community building and socialising, as well as perfect for a high level of concentration and productivity which will allow residents to succeed in their work life too. In addition to this, residents can also make use of the secure cycle storage and external garden area on site. Both are designed to help improve physical and mental health at Neighbourhood Heights.





# Location.



Neighbourhood Heights occupies an extremely beneficial location only a few minutes away from the very centre of Birmingham. The city centre is 10 minutes away by road, or it can be accessed via an easy walk through the local park and along the Birmingham Canal.

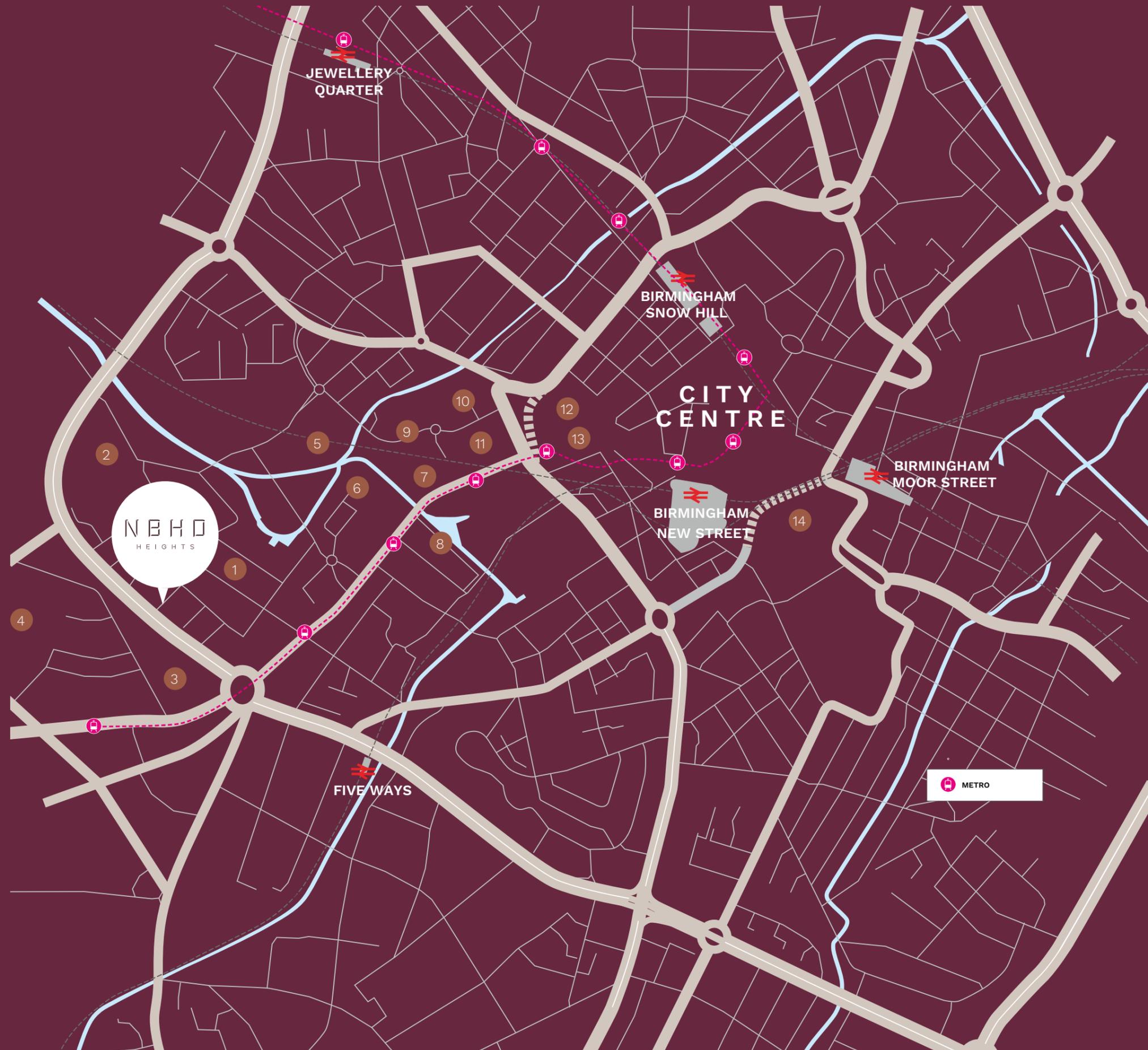
The local Five Ways area of Edgbaston is a destination in its own right and it puts residents close to a whole range of shops, bars, restaurants and other amenities. Furthermore, some of Birmingham's most popular attractions are nearby. Sights such as the Bullring and Grand Central, the Jewellery Quarter, Symphony Hall, the Library of Birmingham, the Museum and Art Gallery and the Gas Street Basin make up just some of the attractions that residents of Neighbourhood Heights can enjoy.

The nearby Five Ways Metro Station links directly to Birmingham New Street Station, which provides regular, convenient transport links to the rest of the UK, including cities like London, Manchester, York and more. It also gives direct access to Birmingham International Airport, and from there the rest of the world.



# By foot.

1. Gilby Road Park – 0.1 miles
2. Ladywood Health and Community Centre – 0.2 miles
3. ODEON Luxe Birmingham Broadway – 0.2 miles
4. Chamberlain Gardens – 0.3 miles
5. Utilita Arena Birmingham – 0.4 miles
6. National SEA LIFE Centre – 0.4 miles
7. Symphony Hall – 0.6 miles
8. Gas Street Basin – 0.6 miles
9. International Convention Centre – 0.6 miles
10. City Centre Gardens – 0.7 miles
11. Library of Birmingham – 0.7 miles
12. Birmingham Museum and Art Gallery – 0.9 miles
13. Birmingham Town Hall – 1 mile
14. Bullring and Grand Central – 1.3 miles





Edgbaston Reservoir

# A neighbourhood transforming fast.

Neighbourhood Heights is located in the Five Ways area of Edgbaston, one of Birmingham's most well known and popular areas. It is also a part of the city that is changing fast thanks to the huge amount of investment underway.

Five Ways is undergoing a housing-led regeneration as part of Birmingham's wider Big City Plan, and the money pouring in is set to deliver housing alongside enhanced public spaces, pedestrian routes and community facilities.

Cabinet member for homes and neighbourhoods at Birmingham City Council, Cllr Sharon Thompson, said: "The regeneration proposal is a hugely ambitious project that will help us to transform and rejuvenate the neighbourhood.

"There is already tremendous community spirit in the area and so over the coming years, we want to work with residents to help shape this vision and ensure that everyone with a stake in the neighbourhood voices their ideas, concerns and suggestions and takes part in the consultation process so that the future is one that can be celebrated by all."





# Birmingham regeneration.

As well as the local regeneration of Five Ways, the city of Birmingham as a whole is undergoing a big change. From its 20th century status as a home to canals and cars, Birmingham has reinvented itself as a modern, global city that offers a huge amount to current residents and others from around the world.

This is a young city that is full of energy and promise, home to thriving businesses and a growing population. A once-in-a-lifetime series of investments – from the Commonwealth Games to HS2 high speed rail, city centre regeneration and more – are inspiring unprecedented growth and make this the ideal time to buy a property in Birmingham whether you are a homebuyer or an investor

# Birmingham.

£1bn

Economic growth by end of 2023  
(Irwin Mitchell/CEBR)

24,000

New jobs by end of 2023  
(Irwin Mitchell/CEBR)

27.0 %

Predicted house price growth in  
Birmingham by 2026 (JLL)

14.8%

Predicted rental growth in  
Birmingham by 2026 (JLL)

# Education.

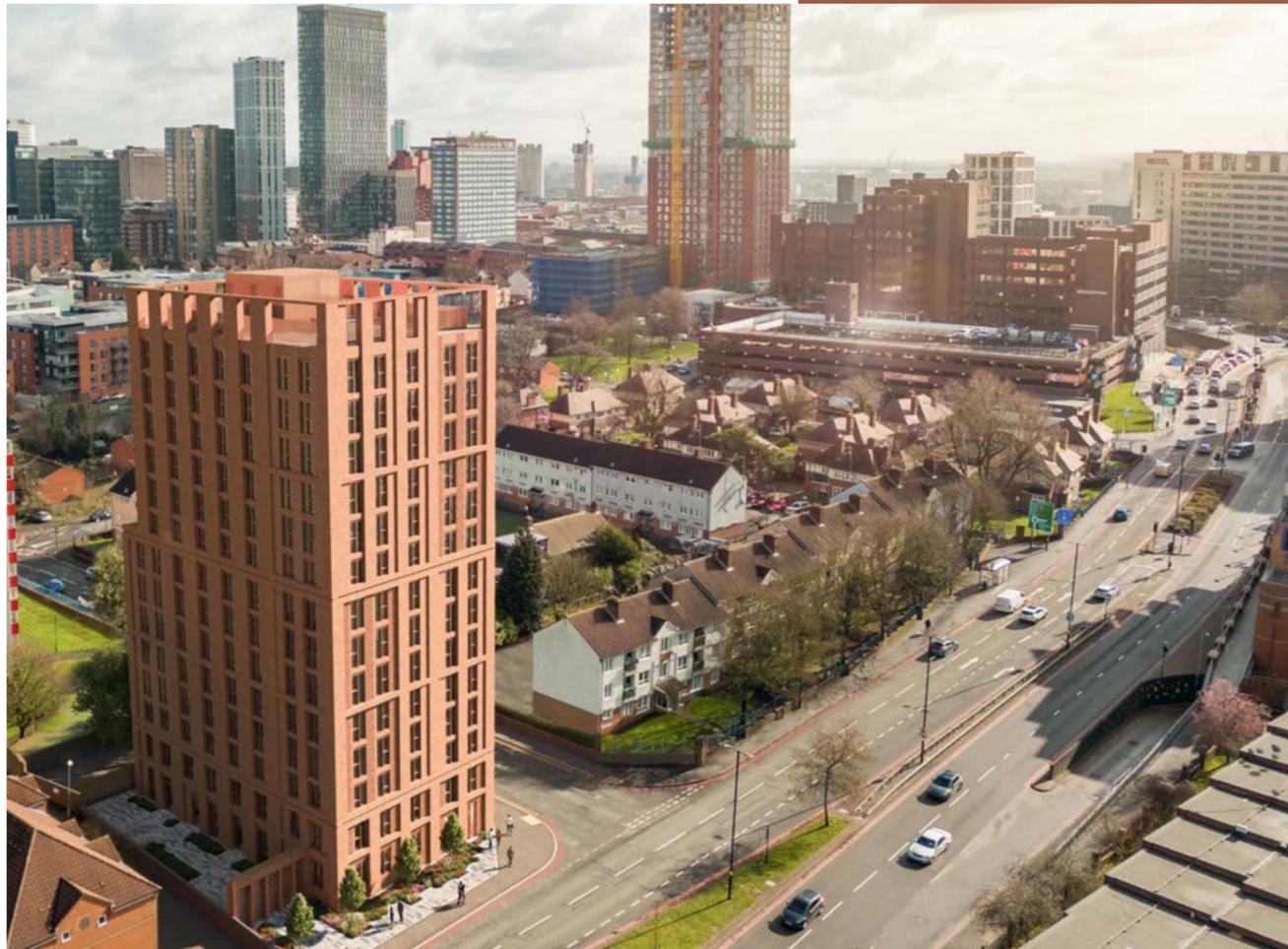
Being located in Birmingham means that residents of Neighbourhood Heights will be spoilt for choice when it comes to finding the right schools for their family. No matter what age your children are, there are plenty of choices nearby.

For younger children, local schools such as The Oratory RC Primary School and Nursery are only a short journey away by road. Local high schools including Edgbaston High School for Girls and the City Academy cater for older children.

Birmingham is also home to some of the finest universities in the UK and students come from around the world to be in the city. There are a total of 80,000 students across five major universities in Birmingham. The University of Birmingham is one of the UK's top 20 according to the Complete University Guide, and 18 of its departments are in the top 10 for their specific areas.

Approximately 27,000 students learn at Birmingham City University and create an annual economic impact of £270m each year. A £340m investment into its buildings and other infrastructure has enabled the university to provide facilities and a student experience which is highly successful.





# You're in good hands.

Founded in 1994, Regal Property Group is a UK based property development company which uses its 50 years of experience in the industry to provide services across all aspects of commercial and residential development, land assembly and investments.





# A strong Alliance.

Alliance Investments (AIL) has a proven track record of expertise and an established reputation for working closely with developers to identify the best property opportunities and key locations for its clients.

Headquartered in Manchester, AIL is a key contributor to the growth of the UK's top property hotspot – the North West of England – and maintains an unrivalled level of customer service which has become its trademark.

With local experts on hand across Europe, the Middle East, Asia and Africa, our experienced Sales and Aftersales teams are dedicated to offering a clear and transparent service at every stage of the process. Our in-house team can handle all elements of the sale, including exchange, mortgages, completion and property management, and you can be sure Alliance Investments will never be far away.



**"Alliance Investments Ltd" give notice that:**

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact.
2. Any areas, measurements or distances are approximate. Figures provided for living costs (for example, service charges) are estimates only and may be subject to change. The test, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Alliance Investments Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images and/or figures that they contain, are intended only as a guide. Properties may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans, specification and property information provided during the sales process. Any product names referenced are indicative of the quality and may be subject to change in the final specification. The developer retains the right to amend the final specification of properties.



[www.nbhdheights.co.uk](http://www.nbhdheights.co.uk)

+44 161 768 7701