

FIRST...STEP



Cygnnet Court Apartments

Cygnnet Court Oldbury Road Smethwick B66 1QQ

Tel: **0845 300 8551**

Web: **www.first-step.uk.com**

Offering affordable housing to local people



Welcome to
Cygnets Court

Forty nine 1 & 2 bedroom modern apartments
Oldbury Road Smethwick B66 1QQ

You're home at last.

A development of stylish, contemporary 1 and 2 bedroom apartments close to Birmingham city centre and a thriving area. Smethwick has always had a crucial part to play in the development of Britain's second city.

Close to the buzz of the city

With the city centre just minutes away, the buzz and the bustle of Birmingham is practically on your doorstep, as is the thriving local centre of Smethwick.

One of Europe's biggest city centre shopping developments, Birmingham's Bullring, offers over 140 stores, including Selfridges and Debenhams. Not to mention one of the most striking and distinctive examples of modern architecture you'll see anywhere.

The city is well served by pubs, restaurants, bars and clubs of every kind, with the energy and variety of the nightlife around Broad Street and the Chinese Quarter in particular attracting revellers from all over the UK.

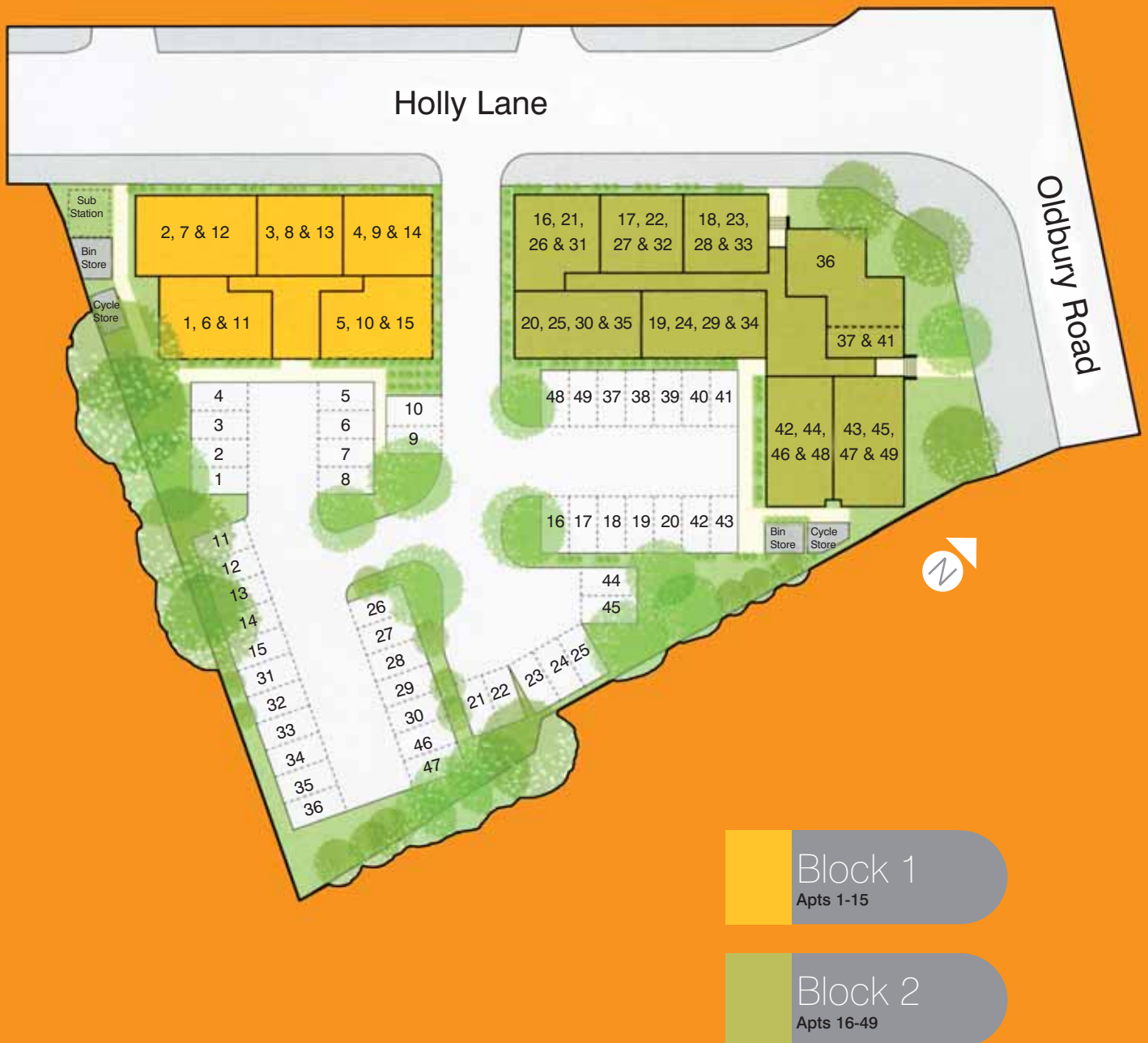
If you're a fan of the stage and screen, meanwhile, you can take your pick from the largest concentration of theatres outside the West End, plus a wealth of cinemas from giant, multiplexes to the UK's oldest functioning picture house, the Electric Cinema.

And from your new home at Cygnet, you can take advantage of superb local, regional and national transport links; with two local train stations on your doorstep, Birmingham city centre is just a short ride away. Close to M5 junction 1, it is convenient for the west coast mainline and within easy reach of Birmingham and East Midlands airports. You couldn't be better placed.

A rich history. A bright future. A superb, modern apartment and a location that's learning to spread its wings once more. Welcome to Cygnet.



Development Plan



Block 1

Ground Floor



Apartment 1

Lounge	6.80m x 3.66m	MAX
Kitchen/Dining	22'4" x 12'0"	MAX
Bedroom 1	3.58m x 2.75m 11'9" x 9'0"	
En-suite	1.63m x 1.60m 5'4" x 5'3"	
Bedroom 2	3.58m x 2.50m 11'9" x 8'3"	MAX MAX
Bathroom	2.08m x 1.81m 6'10" x 5'11"	MAX MAX

Apartment 2

Lounge	6.23m x 4.75m	MAX
Kitchen/Dining	20'5" x 15'7"	MAX
Bedroom 1	3.39m x 3.09m 11'2" x 10'2"	
En-suite	1.63m x 1.60m 5'5" x 5'3"	MAX MAX
Bedroom 2	3.09m x 2.51m 10'2" x 8'4"	
Bathroom	2.06m x 1.80m 6'10" x 5'11"	MAX MAX

Apartment 3

Lounge	6.23m x 3.58m	MAX
Kitchen/Dining	20'5" x 11'9"	MAX
Bedroom 1	4.00m x 3.39m 13'2" x 11'2"	
Bathroom	2.10m x 1.81m 6'11" x 5'11"	MAX MAX

Apartment 4

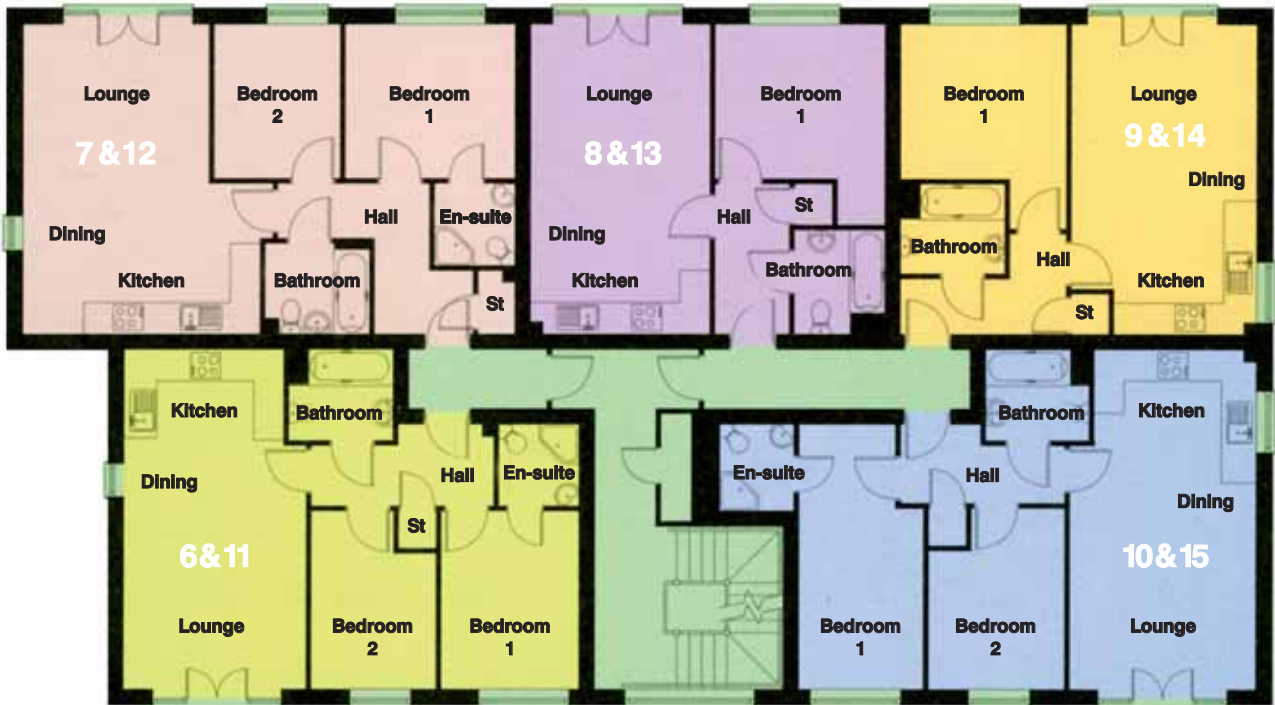
Lounge	6.23m x 3.71m	MAX
Kitchen/Dining	20'5" x 12'2"	MAX
Bedroom 1	4.10m x 3.32m 13'6" x 10'11"	MAX MAX
Bathroom	2.08m x 1.78m 6'10" x 5'11"	MAX MAX

Apartment 5

Lounge	6.82m x 3.73m	MAX
Kitchen/Dining	22'4" x 12'3"	MAX
Bedroom 1	5.32m x 2.48m 17'5" x 8'2"	
En-suite	1.75m x 1.46m 5'8" x 4'11"	MAX MAX
Bedroom 2	3.63m x 2.70m 11'11" x 8'11"	MAX MAX
Bathroom	2.08m x 1.81m 6'10" x 5'11"	MAX MAX

Block 1

First & Second Floor



Apartment 6 & 11

Lounge	6.80m x 3.66m	MAX
Kitchen/Dining	22'4" x 12'0"	MAX
Bedroom 1	3.58m x 2.75m 11'9" x 9'0"	
En-suite	1.63m x 1.60m 5'4" x 5'3"	
Bedroom 2	3.58m x 2.50m 11'9" x 8'3"	MAX MAX
Bathroom	2.08m x 1.81m 6'10" x 5'11"	MAX MAX

Apartment 7 & 12

Lounge	6.23m x 4.75m	MAX
Kitchen/Dining	20'5" x 15'7"	MAX
Bedroom 1	3.39m x 3.09m 11'2" x 10'2"	
En-suite	1.63m x 1.60m 5'5" x 5'3"	MAX MAX
Bedroom 2	3.09m x 2.51m 10'2" x 8'4"	
Bathroom	2.06m x 1.80m 6'10" x 5'11"	MAX MAX

Apartment 8 & 13

Lounge	6.23m x 3.58m	MAX
Kitchen/Dining	20'5" x 11'9"	MAX
Bedroom 1	4.00m x 3.39m 13'2" x 11'2"	
Bathroom	2.10m x 1.81m 6'11" x 5'11"	MAX MAX

Apartment 9 & 14

Lounge	6.23m x 3.71m	MAX
Kitchen/Dining	20'5" x 12'2"	MAX
Bedroom 1	4.10m x 3.32m 13'6" x 10'11"	MAX MAX
Bathroom	2.08m x 1.78m 6'10" x 5'11"	MAX MAX

Apartment 10 & 15

Lounge	6.82m x 3.73m	MAX
Kitchen/Dining	22'4" x 12'3"	MAX
Bedroom 1	5.32m x 2.48m 17'5" x 8'2"	
En-suite	1.75m x 1.46m 5'8" x 4'11"	MAX MAX
Bedroom 2	3.63m x 2.70m 11'11" x 8'11"	MAX MAX
Bathroom	2.08m x 1.81m 6'10" x 5'11"	MAX MAX

Block 2

Ground Floor



Apartment 16

Lounge	7.71m x 3.45m	MAX
Kitchen/Dining	25'4" x 11'4"	MAX
Bedroom 1	3.19m x 3.17m	MAX
	10'6" x 10'5"	MAX
Bathroom	2.09m x 1.80m	MAX
	6'10" x 5'11"	MAX

Apartment 17

Lounge	6.23m x 3.37m
Kitchen/Dining	20'5" x 11'1"
Bedroom 1	3.42m x 3.33m
	11'3" x 10'11"
Bathroom	2.08m x 1.81m
	6'10" x 5'11"

Apartment 18

Lounge	6.23m x 3.48m	MAX
Kitchen/Dining	20'5" x 11'5"	MAX
Bedroom 1	3.19m x 3.16m	MAX
	10'6" x 10'4"	MAX
Bathroom	2.08m x 1.80m	MAX
	6'10" x 5'11"	MAX

Apartment 19 & 20

Lounge	5.28m x 3.85m	MAX
Kitchen/Dining	17'4" x 12'8"	MAX
Bedroom 1	3.34m x 3.27m	MAX
	10'11" x 10'8"	MAX
Bedroom 2	4.16m x 2.96m	MAX
	13'8" x 9'9"	MAX
Bathroom	2.09m x 1.81m	MAX
	6'10" x 5'11"	MAX

Apartment 36

Lounge	6.09m x 4.15m	MAX
Kitchen/Dining	20'0" x 13'7"	MAX
Bedroom 1	4.90m x 3.24m	MAX
	16'1" x 10'8"	MAX
Bathroom	2.08m x 1.81m	MAX
	6'10" x 5'11"	MAX

Apartment 42 & 43

Lounge	5.41m x 4.24m	MAX
Kitchen/Dining	17'9" x 13'11"	MAX
Bedroom 1	4.26m x 3.52m	MAX
	14'0" x 11'7"	MAX
Bedroom 2	2.58m x 2.40m	
	8'6" x 7'10"	
Bathroom	2.09m x 1.81m	MAX
	6'10" x 5'11"	MAX

Block 2

First, Second & Third Floor



Apartment 21, 26 & 31

Lounge	7.71m x 3.45m	MAX
Kitchen/Dining	25'4" x 11'4"	MAX
Bedroom 1	3.19m x 3.17m	MAX
	10'6" x 10'5"	MAX
Bathroom	2.09m x 1.80m	MAX
	6'10" x 5'11"	MAX

Apartment 22, 27 & 32

Lounge	6.23m x 3.37m	
Kitchen/Dining	20'5" x 11'1"	
Bedroom 1	3.42m x 3.33m	
	11'3" x 10'11"	
Bathroom	2.08m x 1.81m	MAX
	6'10" x 5'11"	MAX

Apartment 23, 28 & 33

Lounge	6.23m x 3.48m	MAX
Kitchen/Dining	20'5" x 11'5"	MAX
Bedroom 1	3.19m x 3.16m	MAX
	10'6" x 10'4"	MAX
Bathroom	2.08m x 1.80m	MAX
	6'10" x 5'11"	MAX

Apartment 24, 25, 29, 30, 34 & 35

Lounge	5.28m x 3.85m	MAX
Kitchen/Dining	17'4" x 12'8"	MAX
Bedroom 1	3.34m x 3.27m	MAX
	10'11" x 10'8"	MAX
Bedroom 2	4.16m x 2.96m	MAX
	13'8" x 9'9"	MAX
Bathroom	2.09m x 1.81m	MAX
	6'10" x 5'11"	MAX

Apartment 37, 38 & 39

Lounge	6.09m x 4.15m	MAX
Kitchen/Dining	20'0" x 13'7"	MAX
Bedroom 1	4.89m x 2.76m	MAX
	16'1" x 9'1"	MAX
En-suite	1.95m x 1.81m	
	6'5" x 5'11"	
Bedroom 2	3.69m x 3.25m	MAX
	12'1" x 10'8"	MAX
Bathroom	2.10m x 1.81m	MAX
	6'11" x 5'11"	MAX

Apartment 44, 45, 46, 47, 48 & 49

Lounge	5.41m x 4.24m	MAX
Kitchen/Dining	17'9" x 13'11"	MAX
Bedroom 1	4.26m x 3.52m	MAX
	14'0" x 11'7"	MAX
Bedroom 2	2.58m x 2.40m	
	8'6" x 7'10"	
Bathroom	2.09m x 1.81m	MAX
	6'10" x 5'11"	MAX

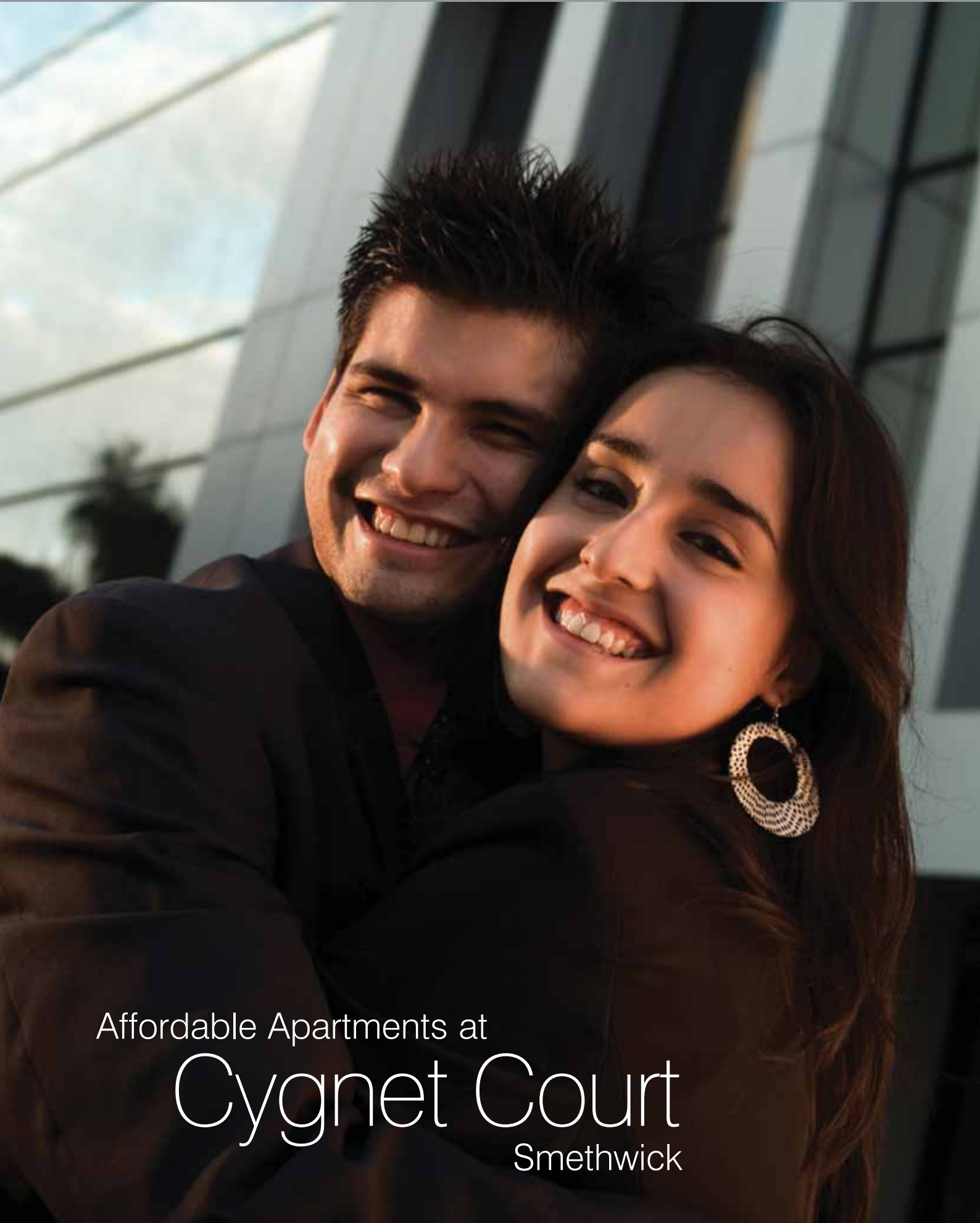
Block 2

Fourth & Fifth Floor



Apartment 40 & 41

Lounge	6.09m x 4.16m	MAX
Kitchen/Dining	20'0" x 13'8"	MAX
Bedroom 1	4.89m x 2.72m	MAX
	16'1" x 8'11"	MAX
En-suite	1.95m x 1.81m	
	6'5" x 5'11"	
Bedroom 2	3.69m x 3.24m	MAX
	12'1" x 10'8"	MAX
Bathroom	2.09m x 1.80m	MAX
	6'10" x 5'11"	MAX



Affordable Apartments at

Cygnets Court

Smethwick

We've started so you can finish

Sooner or later, the grandest design comes down to the finest of details. When you choose a new home, you can make sure those details are 100% right. From the fitted appliances to the stylish accessories, our standards of specification are never anything less than the best.

Urban Specification

Kitchen

Choice of contemporary fitted kitchen*

Stainless steel single bowl and drainer with chrome mixer tap

Built-in stainless steel IGNIS electric oven

IGNIS hob in stainless steel†

Chimney style cooker hood in stainless steel

Integrated Whirlpool fridge with icebox

IGNIS washer dryer

Bathroom

Contemporary white bathroom suite with chrome fixtures and fittings

Thermostatically controlled Aqualais shower

Choice of wall tiling

General

Contemporary flush beech effect doors with chrome furniture

Smooth finish to all ceilings

Recessed spotlights to kitchen and bathroom

UPVC double glazed units to all windows

Heating System†

Balcony to selected apartments

Smoke detectors

Electronic burglar alarm system (to ground floor only)

Voice entry door system

Peace of mind with 10 year NHBC Warranty

24 hour emergency cover (2 years)

One parking space per apartment

* Subject to build stage. Specification is subject to change and purchasers are advised to check their specification prior to making a reservation.

† Gas hob and central heating system to Block 1 only. Electric hob and heating system to Block 2.



Introducing



Urban Living is a Housing Market Renewal Pathfinder set up by central Government to tackle the range of problems that affect local people - overcrowding, lack of housing choice, empty properties and run-down neighbourhoods.

The Urban Living area has a very ethnically diverse population. It includes 150,000 people and 60,000 homes in North West Birmingham and parts of Sandwell. The area extends from the edge of Birmingham City Centre northwest towards Sandwell and includes Aston, Newtown, Lozells, Winson Green, Handsworth, Smethwick, West Bromwich and Greet's Green.



In order to achieve its vision Urban Living has set five Strategic Objectives. They are:

Growth:

ensuring that the majority of household growth can be accommodated and retained in the Urban Living area.

Connectivity:

re-balancing the housing market and ensuring that complementary economic and social programmes connect with the regeneration of defined local commercial centres.

Choice:

promoting and providing a range of high quality and affordable housing choices that lead to the development of mixed communities

Quality:

transforming the quality of housing and neighbourhoods throughout the Urban Living area.

Image:

making the Urban Living area a safe, convenient and popular place to live, work and invest.

For further information about Urban Living contact us at www.urbanliving.org.uk

FIRST...STEP

First Step are pleased to work in partnership with Urban Living, Sandwell Metropolitan Borough Council and Midland Heart to deliver affordable housing to first time buyers living within the local area. Working closely in partnership with housing organisations and developers we supply homes which concentrate on the delivery of sustainable housing with community benefits and creating environments, in which people want to live, work and relax.

We are driven in providing a comprehensive service to all of our customers. Our team is equipped with sound knowledge of the local area and has the ability to provide a one stop solution by providing:

- Access to Financial Advice
- Comprehensive knowledge of the Housing sector
- Correspondence and contracts to ensure efficient completions, allowing you to move into your new home as quickly as possible

With substantial experience amongst the directors and staff, you can be assured that First Step are at the forefront of providing stylish homes across the UK and will assist you in purchasing your ideal home.



Bronte Court

Salford, Manchester
Bronte Court was specially designed to give spacious living accommodation in an extremely private environment, integrated into the design was its own in-house state of the art gymnasium on the panoramic 23rd floor. The apartments were offered for sale through our Rent 2 Buy scheme.



The Base

St Helen's, Merseyside
City centre development aimed at first time buyers in the Merseyside area. The development has many environmentally sustainable features built into the design.