

ARIEL HOUSE

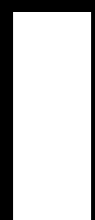
Sheldon



ARIEL HOUSE

This one's stayin' alive

A PROJECT BY ELEVATE PROPERTY GROUP
MIDLANDS RESIDENTIAL DEVELOPER OF THE YEAR



B26— EAST OF THE CITY.



She1don

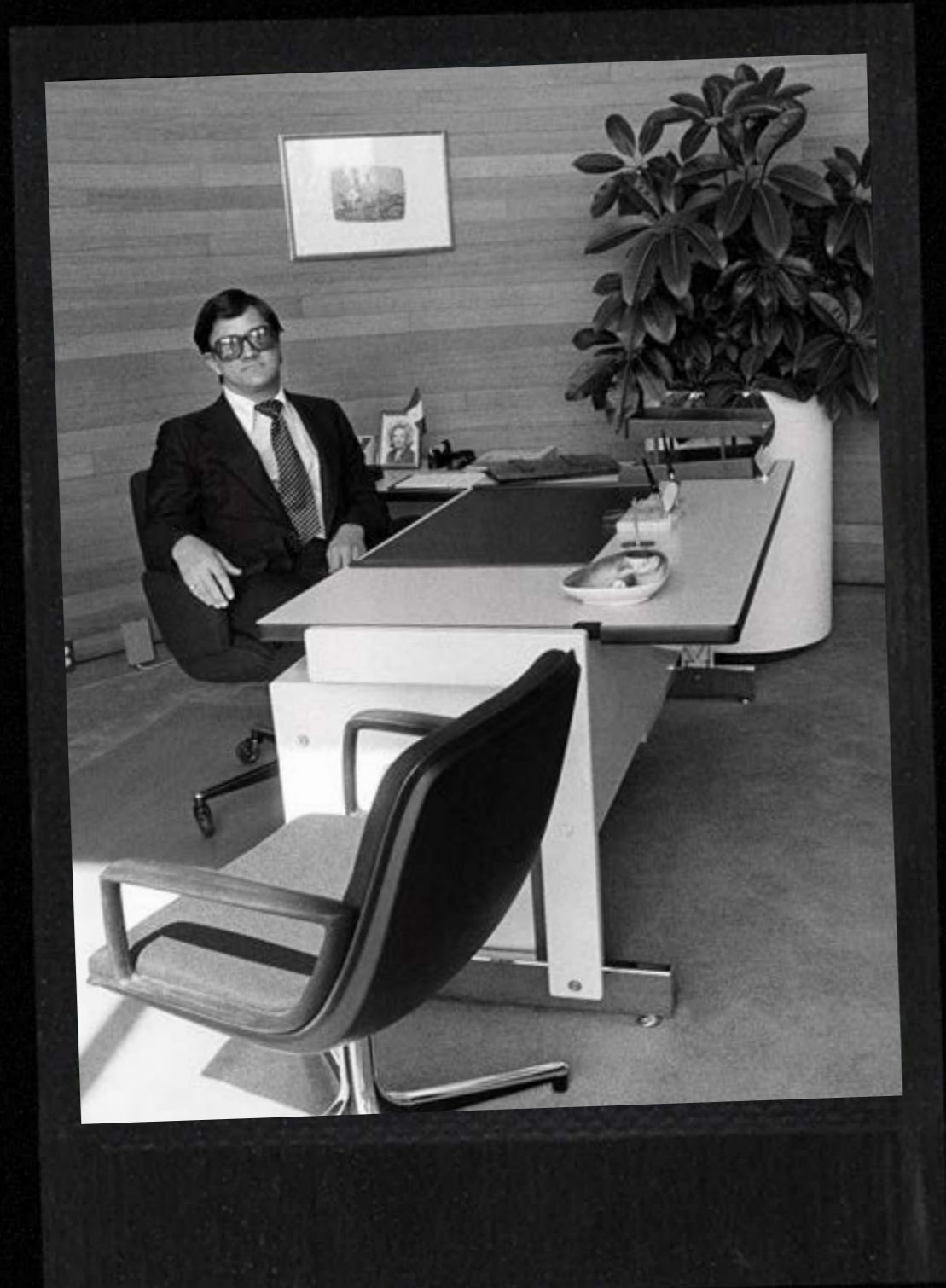
1970



THE BANK JOB

You've always been able to bank on Ariel House. Back in the day of brown corduroy and Ford Capris, this place was the business. The former home of TSB Bank, it took care of your money. And nothing's changed. Today Elevate Property Group are once again making it a place to put your money into, restylin' this original 1970s four storey landmark into 57 cool new one and two bed apartments that won't break the bank. So if you're a newcomer to the property market and you fancy your own stylish pad then check this joint out.

The Manager ...



The Mole ...



Ariel House

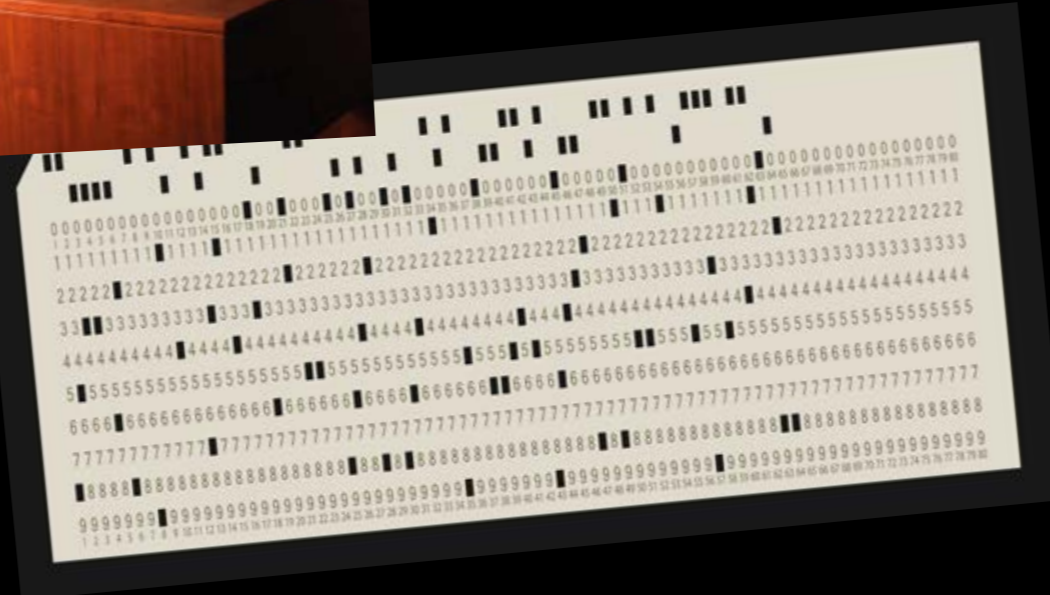
Casing the joint...

EXIT

Ariel House



Shake your money maker...



SAFE AS HOUSES

The best places to live are those that people feel invested in. So what could be better than an old bank? The code? It's 2136 to be exact, on the Coventry Rd, Sheldon. If you've been east of the city centre to Birmingham International Airport then you'll have passed Ariel House with its white window-lined facade and 'boxy' architecture. Standing like a homage to 70s modernism, this is a building that's very much in tune with its heritage. You could say it's been round the block a bit. But it's hip to be square right?

The strip out...



SheIdon



Exterior Elevation : Coventry Road View



Exterior Elevation : Aerial view looking over to Birmingham Airport

THE INSIDE JOB

We [Elevate Property Group] move in the right circles. We come highly recommended. And as 'The Midlands Residential Developer of the Year' we know a thing or two about running a smooth operation. So the inside job at Ariel House will be planned to perfection. Interiors will have a quiet chilled out vibe. Light and airy spaces decked out with the statement style we are synonymous for. All the checks and balances in place. It's the real deal this. You really will be laughing all the way to the bank.



Interiors : Elevate : Priory House Lofts

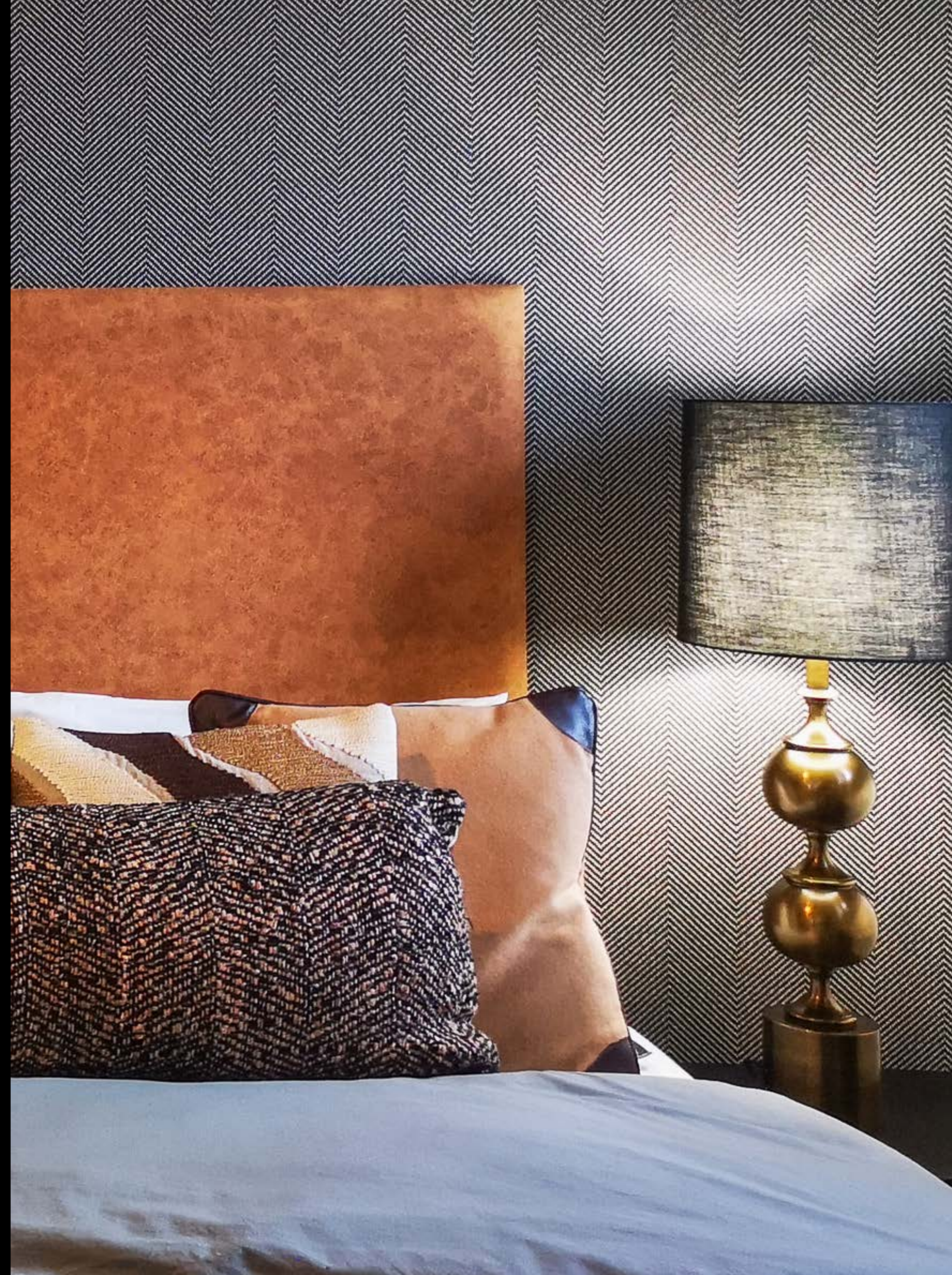




Interiors : Elevate : Gunsmith House : Imperial House



Interiors : Elevate : Imperial House





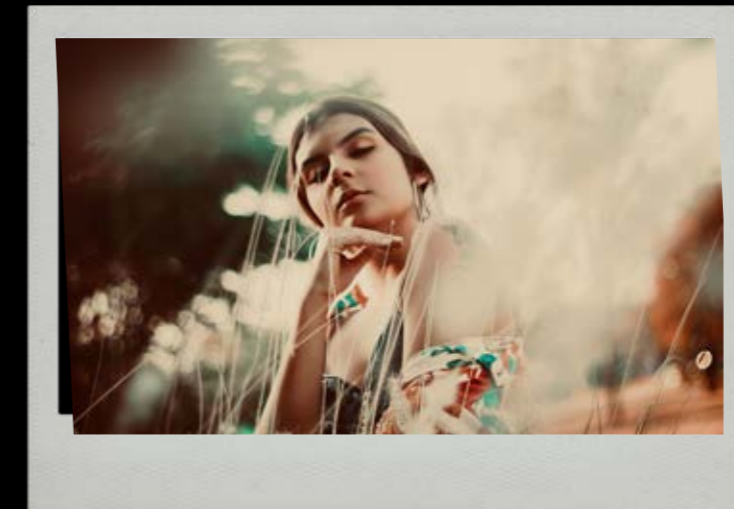
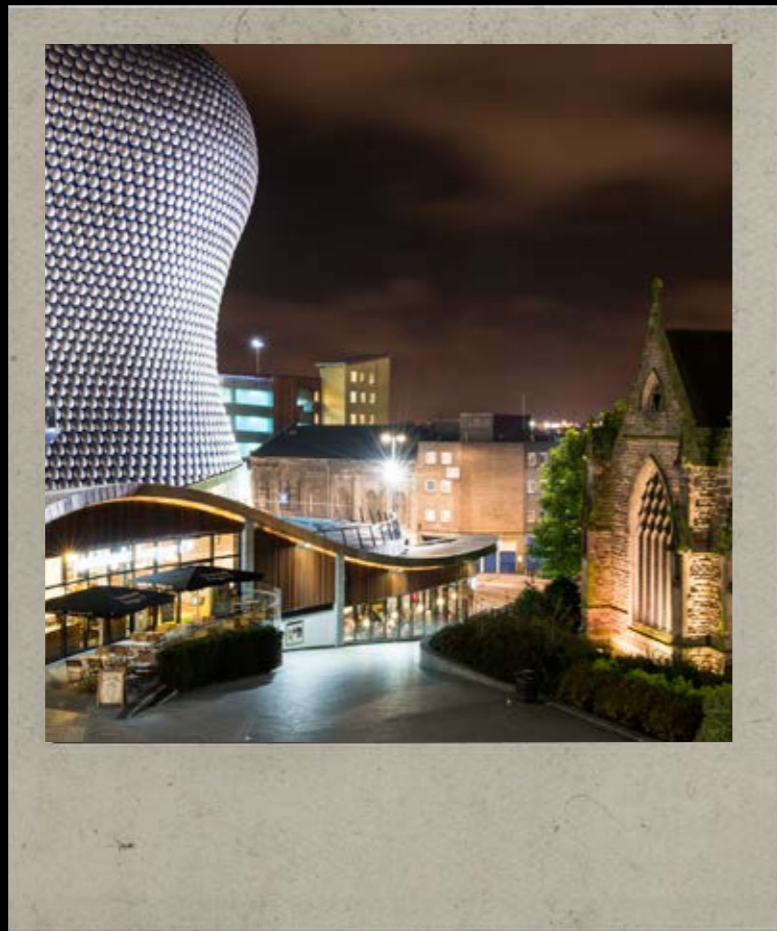
THE LOOK OUT

Sheldon, is taking off in more ways than one. Perfectly situated, it's close enough to central Birmingham to make you feel in touch with the cool things the city's got a reputation for, it's also a short ride away from BHX, Birmingham International Airport and train station. That's fly! This House is also home to flavours from all over the globe and crank up the amps at Resorts World leisure complex. There's loads of the green open space too, Sheldon Country Park could be your new neighbour. Surely you can dig that?

Pretty green

Ariel House







Resorts World : Live Venue : Leisure Complex

Rev up the engine...



This is a story that travels far. Since 1939, BHX, Birmingham's main International Airport has operated from here. Whilst the iconic Landrover Jaguar brand has been based locally since the 1960's continuing the fine British motoring tradition the area is world famous for.



Birmingham Intl

CITY CENTRE

7 miles, 14 mins by car/bus from Sheldon

Junction 6
M6

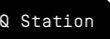


Aston Park

A38 Aston Expressway

A41

A457



JQ Station
Jewellery Quarter

St Pauls Square

Gun Quarter



Snow Hill

Aston University

Millennium Point

Birmingham City University

Saltley

Westwood Heath Rd

Coleshill Rd



Kingfisher Country Park



Stechford

Brindleyplace

Bullring & Grand Central



HS2
Curzon st

B4128 Bordesley Green

Bordesley Green



Lea Hall

Five Ways

Mailbox
Harvey Nichols & The Cube



Moor St

Eastside

Digbeth



Oaklands Recreation Ground

M5 South

A456

Westside

Southside

Arcadian & Chinatown



Marston Green

Birmingham Botanical Gardens

A45

Sheldon

ARIEL HOUSE

HS2 Interchange



Small Heath

A45 Coventry Road

Hatchford Brook Golf Club



Birmingham Airport



Birmingham International

Edgbaston

A38

A441



Calthorpe Park

Edgbaston Cricket Stadium

Balsall Heath

Ackers Adventure



Tyseley

Hatchford Brook Golf Club

NEC National Exhibition Centre

Resorts World Arena

M42

Cannon Hill Park



Cannon Hill Park



Highbury Park

Moseley

Moseley Golf Club

Tyseley

Acocks Green

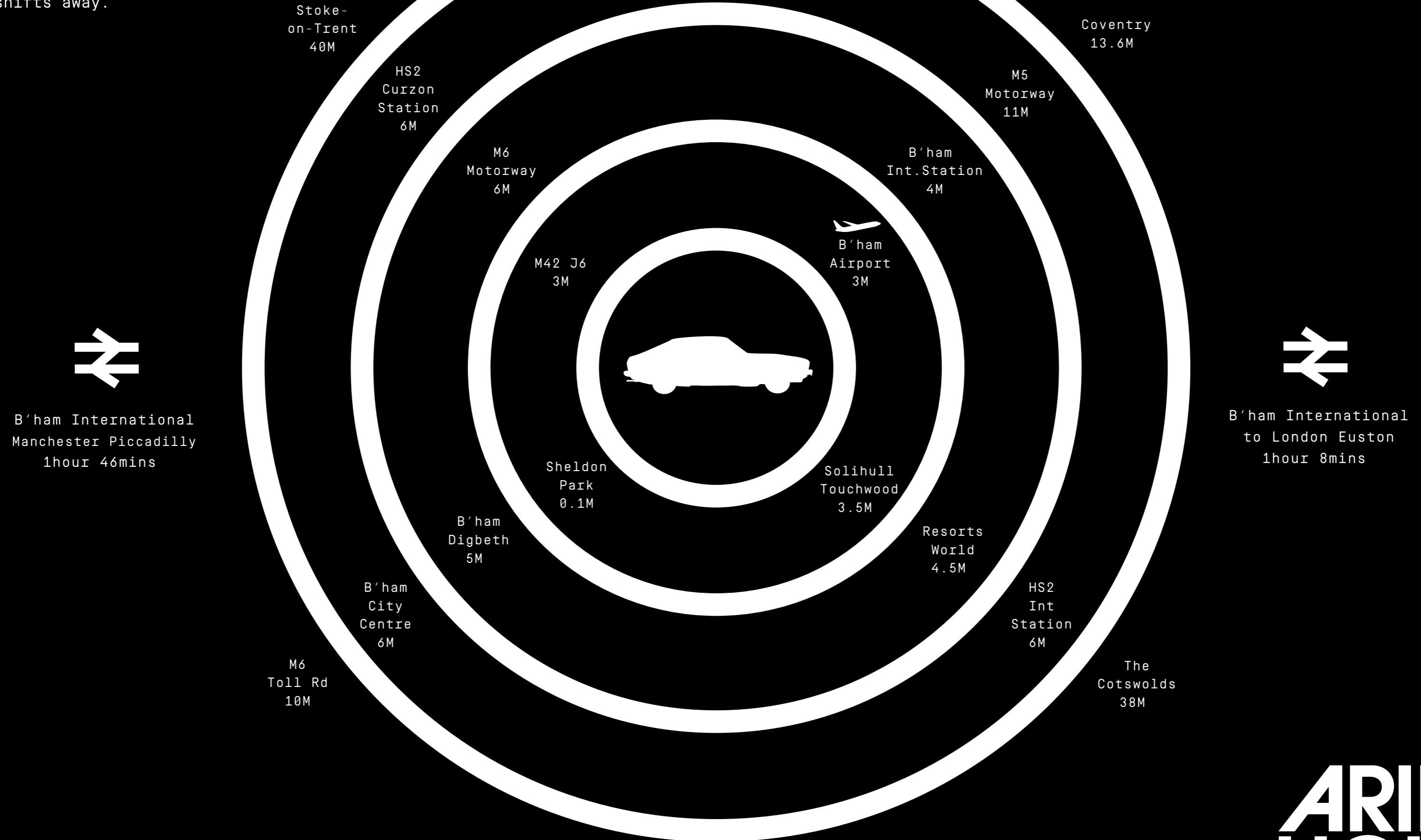


Elmdon Park

Solihull

Put the pedal to the metal

Ariel House is on the cusp of everything the West Midlands has to offer from big city culture to countryside cool it's all just a few gear shifts away.



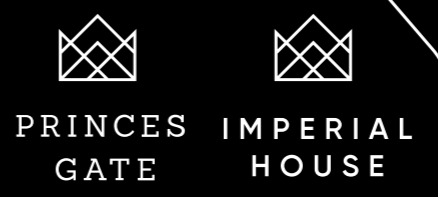
Distances: Car x Miles

ARIEL HOUSE



EXCLUSIVE RESIDENTIAL DEVELOPMENTS BY ELEVATE

Midlands Residential Developer of the Year



RAID THE VAULTS

| | |
|-------------------------|--|
| SERVICES | Mains connected Electric, Water and Drainage. |
| HEATING AND HOT WATER | Electric heating throughout with stylish WiFi controlled panel heaters, hot water cylinder with electric immersion provided by air source heat pump with heat exchanger. MVHR ventilation system per unit. |
| ELECTRICAL | Brushed stainless steel light switches and sockets incorporating USB points in kitchen and bedrooms for convenient device charging. |
| KITCHEN | Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. High-quality appliances including electric cooker, hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments. |
| SANITARY WARE | High quality sanitaryware and brassware, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds. |
| DOORS | Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable. |
| LIGHTING | Low energy recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall. |
| FIRE PROTECTION | Fire protection sprinklers throughout including stand-alone smoke/heat detectors. |
| SKIRTING AND ARCHITRAVE | Pencil round skirting and architrave finished in white egg shell paint. |
| CERAMIC TILING | High quality ceramic tiles to bathrooms and part tiled walls in wet areas. |
| FLOORING | Carpets in bedrooms and LVT throughout other than in wet areas. |
| ACOUSTICS | Noise reduction measures including acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows. |
| DOOR ENTRY | Keypad entry to communal entrance with intercom access from apartments, with CCTV monitoring of entrances. |
| TV DISTRIBUTION | Digital aerial and Freeview signal distribution to TV point in living room and bedroom. |
| TELEPHONE AND DATA | Virgin/BT incoming high speed cable to each individual apartment. |

The small print. As a matter of law Elevate Property Group and any joint agent 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 behalf or on behalf of their client 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 statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, 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 regulation or other consents and Elevate Property Group 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 that they contain, are intended only as a guide. They 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 and specification attached to their contract.
4. Apartment plans are deemed to be correct but precise details may vary. Internal areas are accurate to within 5%.

Specification

The Getaway...





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