



API  
GLOBAL



SWAN  
COURTYARD

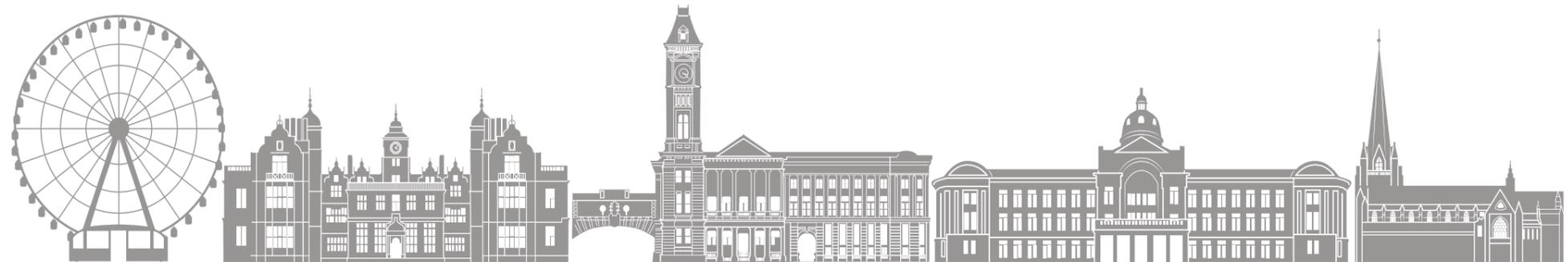


SWAN  
COURTYARD



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COURTYARD

SOUTH YARDLEY, BIRMINGHAM





SET IN A QUIET RESIDENTIAL NEIGHBOURHOOD  
IS THIS PRIVATE AND HIGH QUALITY GATED  
DEVELOPMENT.

### INVESTMENT HIGHLIGHTS

- **Prominent “landmark” development.**
- **Mid way between Birmingham City Centre and Airport/NEC Complex.**
- **Pleasant courtyard environment.**
- **Opposite Swan Shopping Centre (anchored by Tesco’s) and public transport.**
- **Close M42/M6 Motorways.**

## BIRMINGHAM

Birmingham’s economy currently stands in excess of £120 Billion, and is growing at a higher rate than any other city in the UK. It’s the UK’s second city after the Capital, an accolade supported by Birmingham’s key performance statistics.

Birmingham has been voted the best regional city in the UK to live, with the cost of living approximately 60% lower than London. Many corporates have recognised the value and already relocated to Birmingham.

The property market is growing at an exponential rate, fuelled by the influx of major corporations and the growing deficit in housing supply. Birmingham simply does not have enough residences to meet the occupier demand.

## TRANSFORMATION

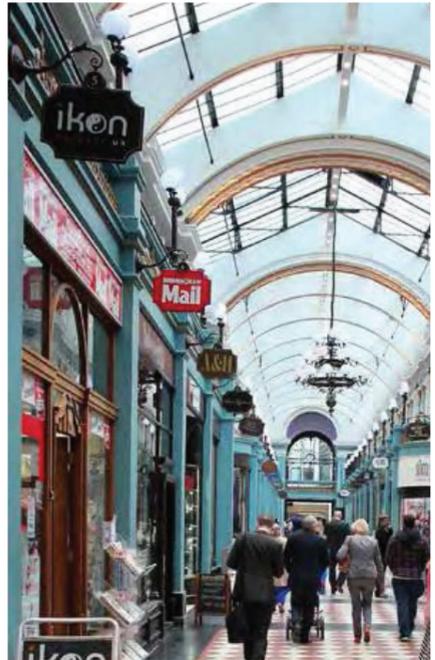
Birmingham’s framework of six economic growth zones will attract a £1.5Billion investment programme generating some 1.8 Million square metres of new floor space and create around 50,000 new jobs.

By 2031, Birmingham will have undergone a transformational change that will see substantial economic growth furthering its dynamic presence on the international stage. The six economic zones provide the stimulus for clustering economic activity within high quality business environments, each accelerating the delivery of growth to benefit the city.

## LOCATION

Birmingham is strategically located for motorway travel with the M5, M6, M40 and M42 all interconnecting in and around the city. Three main rail stations serve Birmingham, New Street, Snow Hill and Moor Street, together providing a comprehensive network linking long distance destinations across the UK.

A central location at the heart of the UK has been a key factor in Birmingham’s success and appeal for investment and development. Located in between some of the UK’s biggest cities such as Manchester and London means Birmingham has a wealth of excellent transport links both nationally and internationally.



## CONNECTIVITY

Birmingham International airport connects the city to the world

With an already well-established international airport in the city, Birmingham is within easy reach of America, Europe, The Middle-East and Far-East, with airlines such as Emirates and PIA offering direct flights from the city around the world.

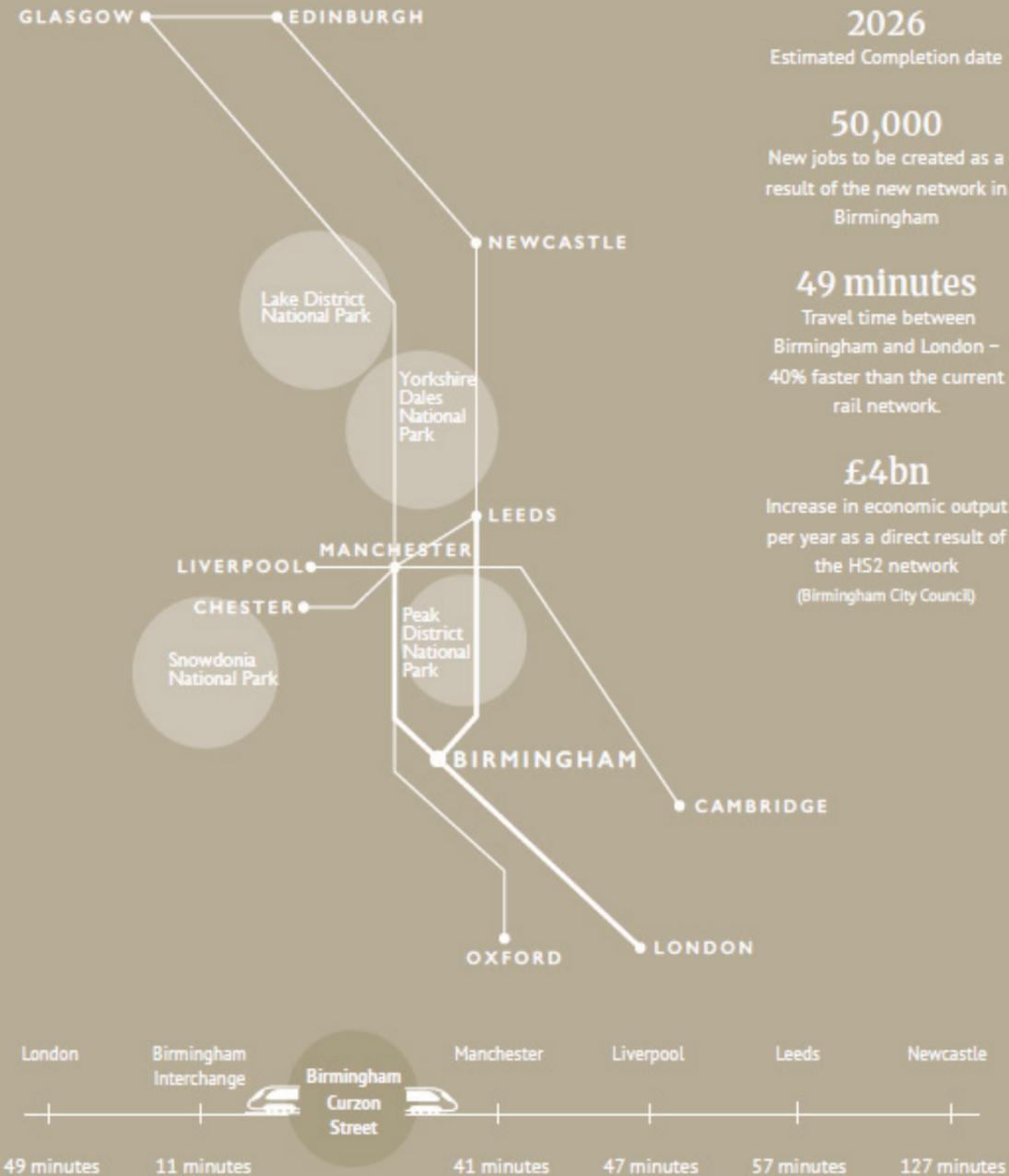


## HS2 CONNECTS THE CITY TO THE REST OF THE UK

Under construction across the length and breadth of the UK, with a scheduled completion in 2026, the High-Speed Rail Network (HS2) will play a huge part in the future of Birmingham as a hotspot for investment. When the network is completed, journey times between Birmingham and London will be cut by as much as 40%. This reduction in commuting times between these two major cities, puts Swan Courtyard in a prime location for commuters wanting the affordability of Birmingham but the career opportunities of London.



# Connecting the UK, Birmingham and beyond



As first stop on the HS2 rail system, Europe's largest megaproject, it will link London to Birmingham in just 49min by 2026 and Birmingham to Manchester, Sheffield and Leeds in 40min by 2033.

It will provide Birmingham with access to 45 million people within a 1-hour travel period.

## BIRMINGHAM BUSINESS PARK

Birmingham Business Park is centrally located off Junction 6 of the M42 and Junction 4 of M6. It has immediate access to the Midlands motorway network with direct links into Birmingham City Centre. Birmingham International Railway Station and Airport are minutes from The Park offering excellent rail and air links.

Set in 148 acres of mature parkland, Birmingham Business Park is the most established out of town business park in the Midlands.

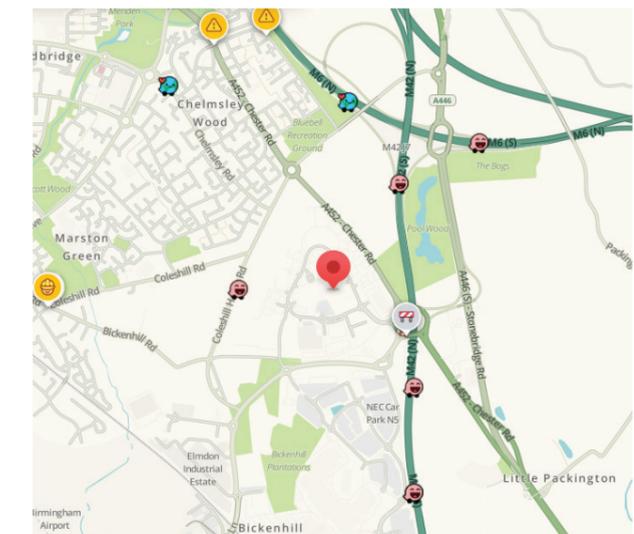
Home to over 150 companies boasting an impressive range of high profile businesses including Computacentre, Fujitsu, IMI, Sulzer and Rolls Royce.

A multi award winning top location for walking and cycling and an International Corporate Social Responsibility recognised business park in an unrivalled location.

The park offers "social values" with wellbeing and sustainability being the key focus.



The Park offers a wide variety of office locations for over 150 companies with a wide range of amenities, lifestyle and environmental initiatives – adding value to the environment and work place.



## EDUCATION

Birmingham is home to five leading universities, and boasts over 75,000 full-time students, representing the UK's largest centre of higher education outside of London.

Two of Birmingham's Universities, Birmingham University and Birmingham City University, rank among the top 100 in the QS World University Rankings.

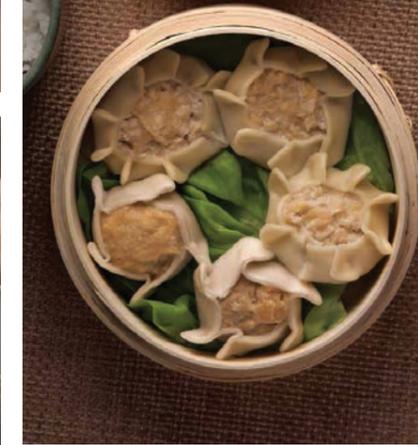
Birmingham enjoys the second highest retention rate of post-grads outside of London, currently standing at above 49%.



## EATING OUT

Whether you want fast-food, fine dining or a quick cocktail, Birmingham has endless options. The city boasts over 27 different cuisines from around the world, which are served throughout a diverse range of establishments, from Food Trucks to Michelin Star Restaurants. For foodies, Birmingham has the answer.

Birmingham has five Michelin starred restaurants right on its doorstep, more than any UK city outside London. If it's a drink you're after, Birmingham's pubs and bars are some of the finest in the country. From swanky cocktail bars to crafty independents, the city has something for everyone. Nightlife in the city is vibrant, offering everything from award-winning live comedy shows to world class dance clubs.



# SOUTH YARDLEY

KNOWN AS A TOWN BEAMING WITH HISTORY, YARDLEY FEATURES IN THE DOMESDAY BOOK AND WAS REFERRED TO AS EARLY AS 972 IN KING EDGAR'S CHARTER.

With attractions for history buffs right on its doorstep, such as the famous Blakesley Hall museum, visitors often describe a sense of going back in time to discover more about Birmingham's past itself.

For those interested in the here and now, Yardley is in abundance of highly rated schools and occupies an enviable position directly between Birmingham City Centre and Solihull, with fantastic transport links to Birmingham Airport and the NEC.

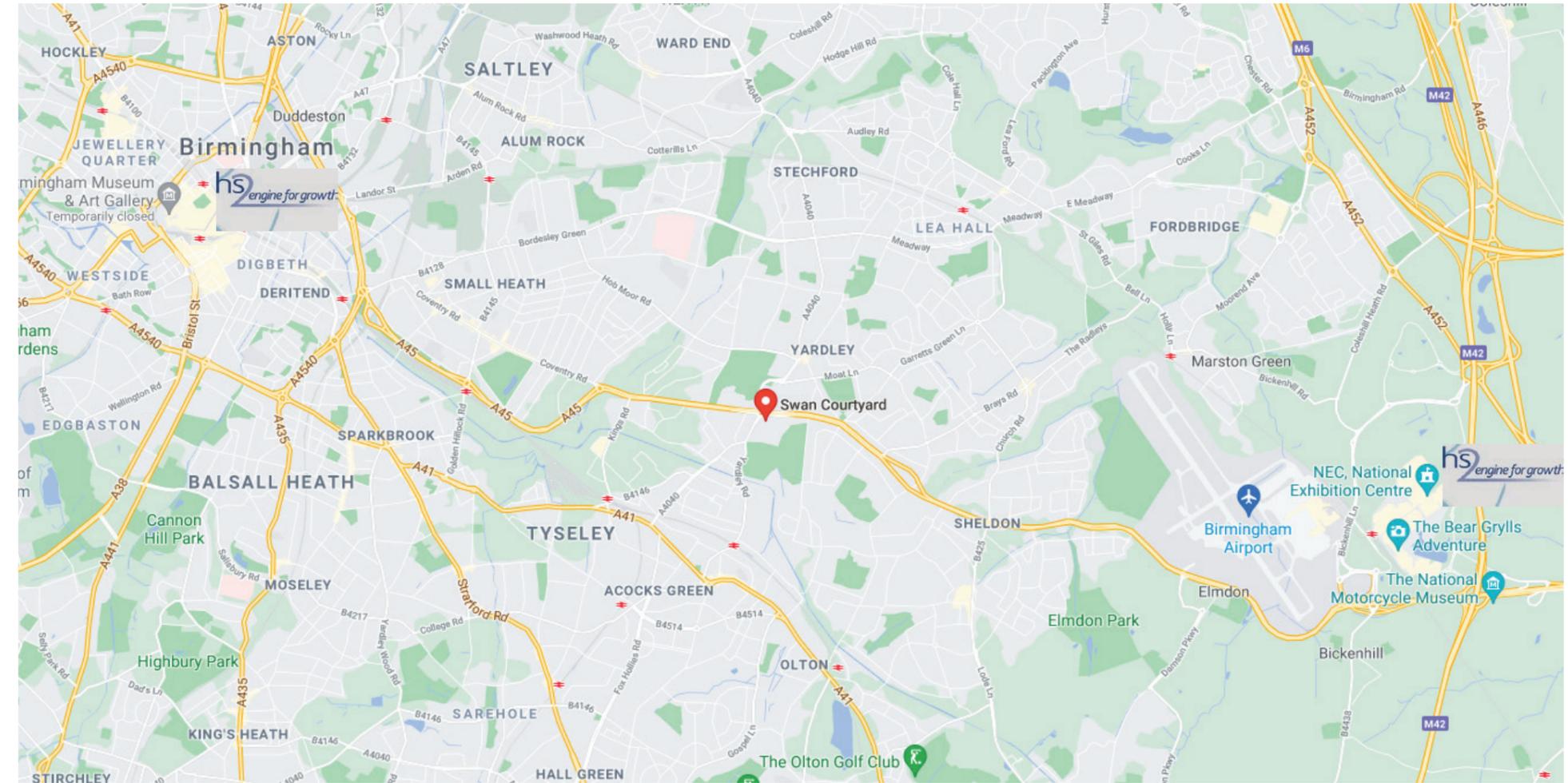
Yardley's main shopping hub is known as the Swan Shopping Centre, which holds 176 sq ft of retail space, anchored by an 110 sq ft Tesco Extra store. The enclosed mall provides a wide variety of choice to shoppers with almost 800 free car parking spaces and 24 modern retail units.

For recreational activities, Sheldon Country Park is just 2 miles away, which covers an area of over 300 acres featuring a nature trail and playground. Oaklands Recreation Ground also boasts a 2km walking route through the park, two playgrounds and an astonishing view of Birmingham City Centre.

Be it a professional or family-oriented individual looking for a home, Yardley can only be described as having the 'best of both worlds'.



# LOCATION



## SUPERIOR LOCATION

Positioned at the midpoint between Birmingham International Airport, The Bullring and Solihull, Swan Courtyard is the prime location for those seeking an easy commute and a myriad of things to do and see.



## THE DEVELOPMENT

Set in a quiet residential neighbourhood is this private and high quality gated development. Attractive in design and community focussed, it boasts a tranquil courtyard garden with mature landscaping, a fountain and seating areas, generous apartment sizes, some including an additional home study.

The property is within the Swan Courtyard complex, which was built approximately 25 years ago on the site of the historic Swan public house. It fronts directly onto the Coventry Road (A45) at its junction with Yardley Road and Church Road (A4040) approximately 4 miles east of Birmingham City Centre and 4 miles west of Birmingham International Airport, NEC complex and the M42/M6 motorways.

It is also very well located for Solihull to the south and has the benefit of good public transport. The surrounding area is a mixture of commercial and residential users.

The building has a pleasant view to both elevations, providing excellent natural light throughout, with the inner courtyard providing a particularly tranquil setting, with its large swan water feature.

- 89 apartments all with a parking space
- Set in Birmingham's number 1 connectivity hotspot
- Mid way between Birmingham City Centre and Airport/NEC Complex, Birmingham Int Train Station & HS2 Interchange.
- Pleasant courtyard environment.
- Opposite Swan Shopping Centre (anchored by Tesco's) and public transport.
- Close M42/M6 Motorways.





## DEVELOPMENT SPECIFICATIONS



### WREN KITCHEN

Quartz worktop  
 Bosch oven and hob  
 Dishwasher  
 washer dryer  
 70/30 Integrated Fridge Freezer  
 Cooker Hood extractor fan  
 Iris Tap - High Pressure

### BATHROOM

Mira 9.8kW Electric Shower  
 White marble style tiles  
 Bespoke 600mm Freestanding Bathroom Vanity Unit  
 with round mirror  
 Black taps  
 900 x 900 shower enclosure with black accents  
 Stone resin tray

### GENERAL

Luxury Vinyl Tile flooring  
 Westex Carpet in bedroom  
 All doors are fire rated  
 Aluminium Windows  
 WIFI Heaters 2KW in bedroom and lounge/kitchen  
 Door Intercom

## MEET THE DEVELOPER: CHARLES JORDAN HOMES

Charles Jordan Homes is a privately owned company who work across several sectors of the construction industry since the company undertook its first project in 2005. Since those early days they have developed new build, conversions, refurbishments and extensions to numerous projects covering residential, offices, warehousing and light industrial.

### PROJECTS

THE INTERCHANGE  
(35 units)  
Sheldon, Birmingham  
B26 3BW



SHRUBBERY ROAD  
Telford



TINDAL STREET  
Moseley



LONGMORE HOUSE  
Phase 1 & 2  
(45 units)  
Moseley, Birmingham  
B12 9PQ



RECTORY ROAD  
Sutton Coldfield



SWAN COURTYARD  
(89 units)  
Birmingham B26 1BU



THE MALTINGS  
(100+ units)  
Burton



LYNDON PLACE  
Birmingham



## GET IN TOUCH

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