



John Shepherd NEW HOMES

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**PLOT 2 LOWBROOK GRANGE
63 LOWBROOK LANE
TIDBURY GREEN**

**** COMING SOON ****

Two brand new detached houses located in the semi-rural village of Tidbury Green. The properties will be finished to a high specification throughout with accommodation briefly affording sitting room, dining room, study, magnificent breakfast kitchen with family room and utility. Five bedrooms, four bathrooms and double garage.

OFFERS OVER £775,000 FREEHOLD

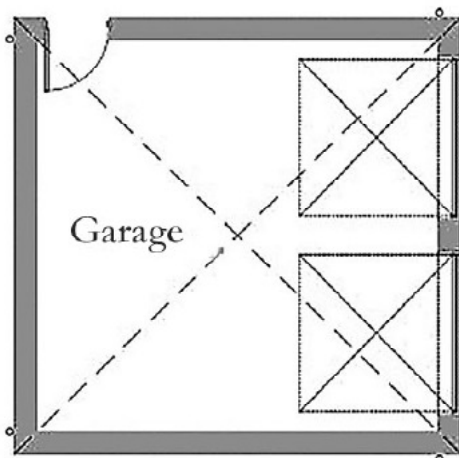
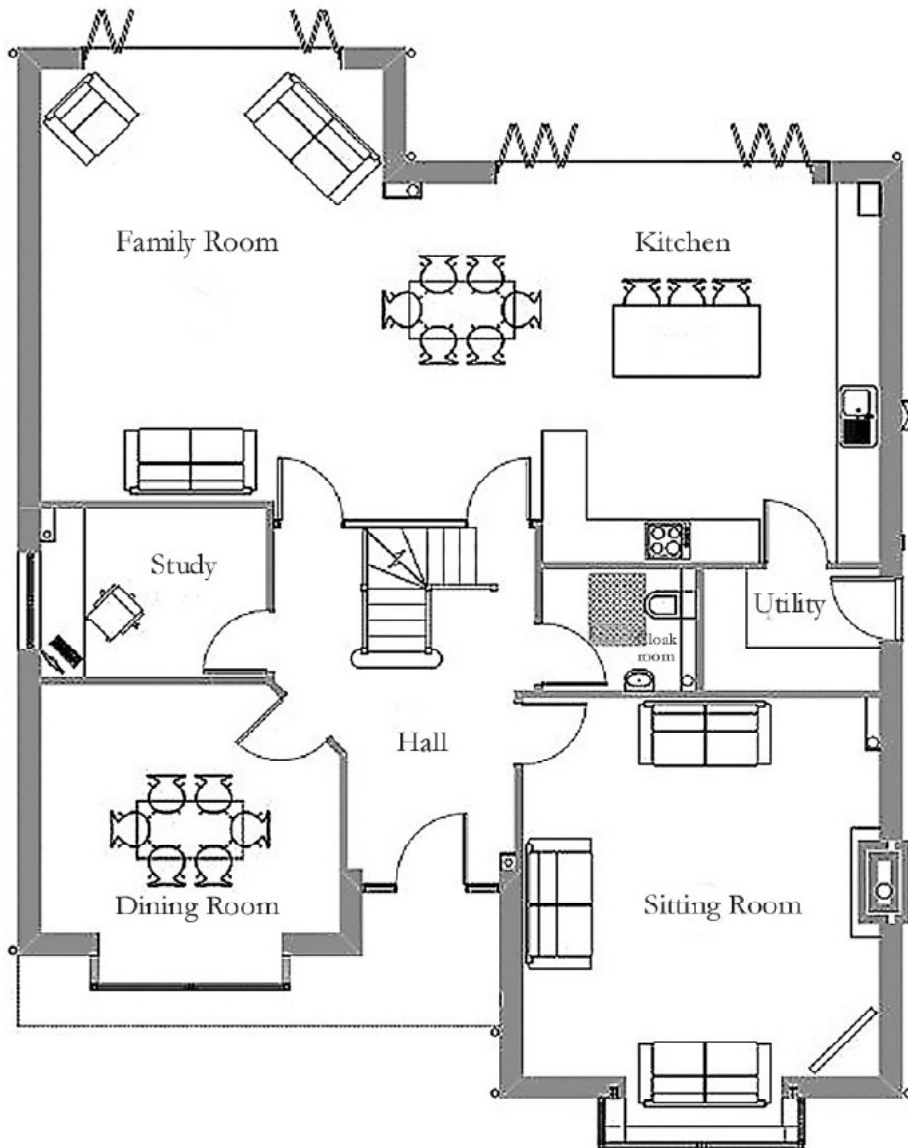
Viewing - Hockley Heath - 01564 786644

enquiries@johnshepherdnewhomes.com

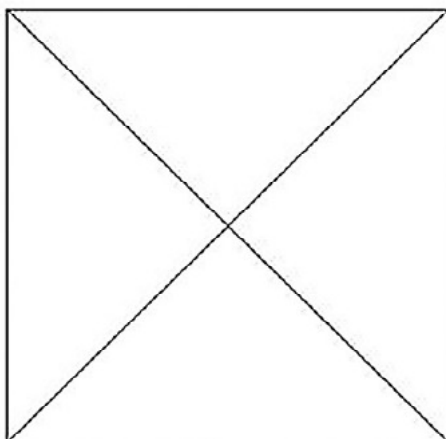
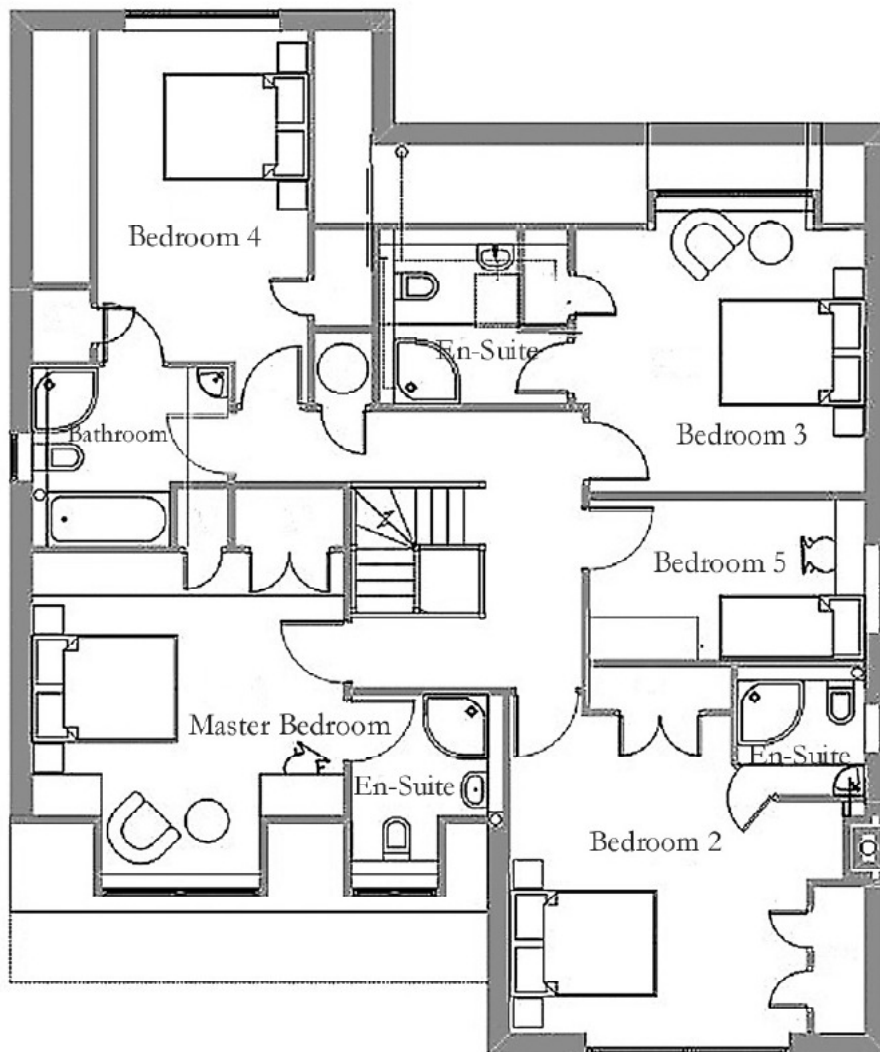
The Old School House, 2360 Stratford Road, Hockley Heath, Solihull, West Midlands B94 6QT

FLOOR PLAN LAYOUT

GROUND FLOOR PLAN



FIRST FLOOR PLAN



THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

It is not to scale and is intended to show the approximate relationship of one room to another, with an indication of the main fixtures and fittings

SPECIFICATION

The property will benefit from the follow features and specification:-

PVCu A rated double glazed windows throughout with hardwood or similar front door with matching external garage door.

Bespoke internal doors with waxed or French polish finish.

Kitchen:-

Superb fitted contemporary breakfast kitchen with integrated appliances to include double oven, microwave, warming drawer, coffee machine (?), dishwasher, fridge, freezer, five ring gas hob located in the island unit, extractor fan and wine cabinet. The kitchen will be finished to the highest standard and include granite work tops, ceramic floor tiles with many other features.

Bathrooms:-

Having a contemporary suite by Porcelanosa, walk round shower and contemporary vanity unit, his and hers sinks to main en-suites.

Matching Porcelanosa floor and wall tiles throughout.

The homes will boast a feature staircase with oak balustrade, newel posts and strings to match the oak internal doors.

White skirtings and architrave throughout.

Mains gas central heating to include under floor heating to the ground floor, radiators to the first floor and ladder style towel radiators in all bathrooms.

Excellent hot water mains pressure system giving excellent water pressure to all the showers.

Fitted wardrobes in four bedrooms to include two double fitted wardrobes in the master bedroom.

Excellent large breakfast kitchen family room with superb bi-folding aluminium doors.

Recessed downlighters to all wet rooms, hall, stairs and landing.

Chrome sockets and switches to halls and landing and all main reception rooms.

Garden:-

The gardens are of an excellent size with a southerly aspect. A patio area will be supplied and the remainder of the garden will be laid to lawn with some shrub and flower borders.

Treatment of the driveway(?)

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are included in the sale price. Others, if any, are excluded.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

Postal Address: The correct postal address is to be confirmed.

Land: It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

Directions: Please contact the office on 01564 786644.

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibility disclose the suspicion to the National Criminal Intelligence Service.

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: We would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

John Shepherd Financial Services: We are able to offer independent mortgage advice. Tel 01564 786611 or email enquiries@johnshepherd.com.

John Shepherd Financial Services: Independent Mortgage Advisors. Telephone: 01564 786611, email: enquiries@johnshepherd.com

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local, experienced and well respected solicitors. Please contact this office for further details or email enquiries@johnshepherdconveyancing.com

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact John Shepherd Lettings Limited on 01564 771776 or email enquiries@johnshepherdlettings.com."

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.
