



John Shepherd NEW HOMES

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**PLOT 2 THE LIMBRICKS
LIMBRICK CLOSE OFF HASLUCKS GREEN ROAD
SHIRLEY**

Plot 2 briefly comprises of 4 bedrooms, 2 bathrooms, fitted breakfast kitchen with appliances included, spacious lounge/dining room, guest cloakroom, conservatory and single garage.

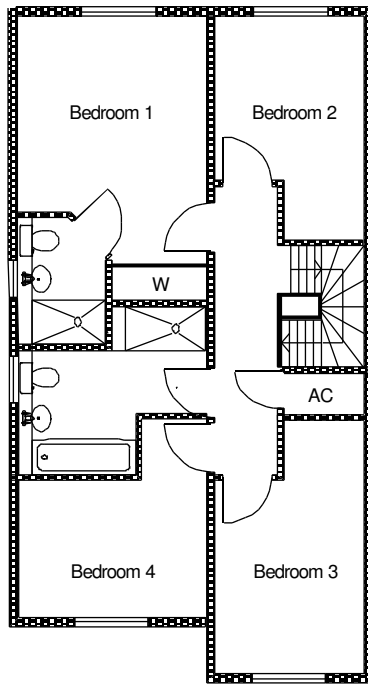
WAS £325,000, NOW £299,950 FREEHOLD

Viewing - Hockley Heath - 01564 786644

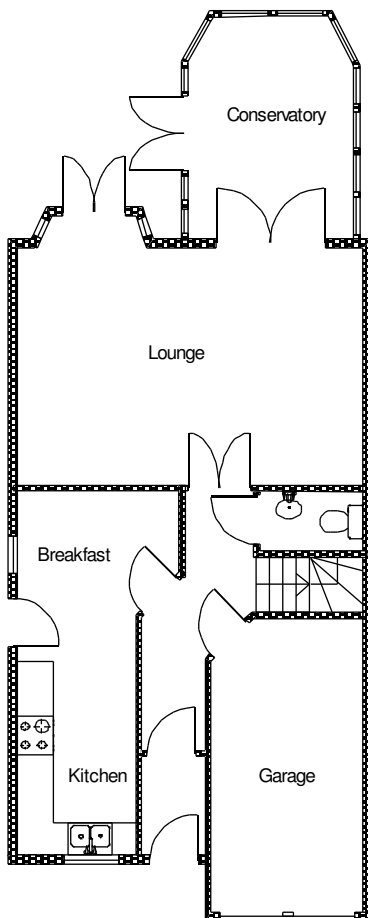
enquiries@johnshepherdnewhomes.com

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

FLOOR PLAN LAYOUT



First Floor Layout



Ground Floor Layout

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

The property is situated in a very convenient location within a few minutes drive of the excellent shopping and commercial amenities available on the Stratford Road, Shirley. Local schools, bus services and recreational and social amenities are all close by and the commercial centres of Solihull, Birmingham, Redditch and other Midland towns are within daily commuting distance. There is a junction on Stratford Road between Shirley and Hockley Heath on to the M42 motorway which provides speedy access to Birmingham International Airport, Birmingham International Railway Station, the Midlands motorway network and the National Exhibition Centre.

SPECIFICATION

The property benefits from the following features and specification:

- * Gas fired central heating
- * uPVC double glazing
- * Chrome door furniture throughout
- * Smoke alarms
- * Burglar alarm
- * Fitted breakfast kitchen with appliances to include electric oven, hob and canopy, fridge/freezer, dishwasher and washer/dryer
- * Roca sanitaryware
- * Choice of wall tiling from a selected range by Porcelanosa
- * Landscaped front and rear gardens including turfing and paving
- * Conservatory
- * 10 year NHBC warranty

N.B. The measurements have been scaled off plan, are approximate and for guide purposes only.

The property is situated in a cul-de-sac location and is approached via a tarmac driveway and is entered via a front door with canopy porch over into a lobby. Another door leads into the

HALL

With smoke alarm, double electrical socket, central heating thermostat, pendant light fitting, central heating radiator, door to the garage, stairs leading to the first floor galleried landing and doors radiating off to

BREAKFAST KITCHEN

KITCHEN

3.60m(11'10") x 1.90m(6'3")

With double glazed window over looking the fore with inset stainless steel 1 1/2 bowl sink below, a range of stylish high quality base and wall units with worktops over. Integrated appliances to include stainless steel electric oven, gas hob and canopy, fridge/freezer, dishwasher and washer/dryer. Chrome downlighters, floor and wall tiling from a selected range by Porcelanosa, two single electrical sockets, central heating radiator, 2 double electrical sockets.



BREAKFAST AREA

2.50m(8'2") x 2.60m(8'6")

Having a double glazed door leading out to the rear garden, with window to the side, 2 double electrical sockets and 1 single electrical socket. Pendant light point.

GUEST CLOAKROOM

With Roca sanitaryware in white to include wash hand basin and low level wc. Ceramic tiled splashback. Chrome downlighters. Central heating radiator and double glazed window.

**LOUNGE/DINING ROOM**

5.70m(18'8") x 4.30m(14'1") into bay
(3.7m minimum)

A spacious reception room incorporating two white uPVC double glazed French windows leading into the garden. Contemporary gas fire and surround, two pendant light fittings, 5 double electrical sockets, TV and BT points, 2 lamp circuits and central heating radiator.

**CONSERVATORY**

With central heating radiator, lights to the wall and tiled insulated floor.

From the hallway, stairs rise to the

GALLERIED LANDING

With pendant light fitting, smoke alarm, central heating radiator, double electrical socket and doors radiating off to

MASTER BEDROOM

3.10m(10'2") x 4.10m(13'5") maximum
(3.3m minimum)

With built in wardrobe, double glazed window overlooking the rear with central heating radiator beneath, 3 double electrical sockets, BT and TV points, pendant light fitting and door leading into the

**EN-SUITE SHOWER ROOM**

Having a white suite by Roca, double shower with thermostatic shower, pedestal wash hand basin with chrome taps, low level wc, chrome recessed downlighters, towel rail, ceramic tiling by Porcelanosa, chrome shaver point, extractor fan and double glazed window.

**BEDROOM 2**

3.70m(12'2") x 2.56m(8'5")

Benefiting from built in wardrobes, 2 double electrical sockets, double glazed window overlooking the rear garden with central heating radiator beneath, TV point and pendant light fitting.

BEDROOM 3

4.20m(13'9") x 2.56m(8'5")

With TV point, 3 double electrical sockets, built in wardrobe, double glazed window overlooking the front elevation with central heating radiator beneath and pendant light fitting.

BEDROOM 4

3.30m(10'10") maximum x 3.10m(10'2")

With double glazed window to the front with central heating radiator beneath, 2 double electrical sockets, TV point and pendant light fitting.

FAMILY BATHROOM

With Roca sanitaryware to include panelled bath with chrome taps, double shower cubicle with thermostatic shower, pedestal wash hand basin with chrome taps, low level wc, ceramic tiled splashback by Porcelanosa, chrome shaver point, double glazed window, central heating radiator, extractor fan and recessed ceiling downlighters.



AIRING CUPBOARD

Housing the hot water cylinder and immersion heater switch.

OUTSIDE

SINGLE INTEGRAL GARAGE

The property benefits from a single garage with up and over door, power and light, and door leading into the hall.

GARDENS

Turfed and landscaped front and rear gardens, paving to the patio, close board fencing.

REAR ELEVATION



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 of the property 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: From the agents Station Road, Knowle office, depart on Lodge Road. Turn left onto the Warwick Road. Straight on at the first roundabout (2nd exit). At the next roundabout, take the first slip road onto the M42. Exit at Junction 4. At the roundabout take the second exit onto the Stratford Road. turn right onto the A3400 and the continue along the Stratford Road over a number of sets of traffic lights, through Shirley town centre. At the end of Shirley with a major set of traffic lights, turn left into Haslucks Green Road. At the roundabout continue straight over, 2nd exit, and Limbrick Close can be found on the right hand side. Follow the road around to the right and The Limbricks can be found on the right hand side.

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.

Mortgage Advice: We are able to offer independent mortgage advice through The John Shepherd Mortgage Bureau (Tel: 0121 706 2558). Contact Malcolm Barnfield.

Residential Letting and Management: If you are interested in letting out your property or considering renting a property from us, please contact our Lettings Department on (01564) 771776.

Overseas Homes: We provide good quality, high specification and competitively priced homes in Europe and the USA, together with a comprehensive range of services including financial and legal advice. For further details, please contact Sue Williams on (01564) 783866.

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) 777737.

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