



John Shepherd

NEW HOMES



Whiteacre *Homes*

Plot 1&2
Woodside Views
Chadwick End,
Solihull, B93 0BL





Plot 1 & 2 Woodside Views Chadwick End, Solihull, B93 0BL.

Two bespoke luxury detached homes situated in the semi-rural area of Chadwick End, just a stone throw away from the popular Orange Tree Gastro pub overlooking open fields to front and rear.

Woodside views provides expansive living accommodation over two floors that have been elegantly and thoughtfully designed to provide a custom tailored feel throughout achieved by utilising the very latest in high quality fixtures, fittings and technology within these spacious homes.

The properties have individually designed exterior to embrace their rural surrounding. To the ground floor, there is a light filled entrance hallway, guest cloakroom, a separate formal dining room benefiting from a feature bay window. In addition, a separate sitting room benefits from a recessed inglenook fireplace with inset seating bays and working log burner. The highly regarded Kitchen Gallery brings a beautifully designed open plan kitchen/breakfast/family area having a Siematic kitchen with a utility room, bi-fold doors which open out onto the rear garden.

To the first floor, there is a landing of which leads onto five excellent double bedrooms. The master, bedroom two and bedroom four all benefit from an individual en-suite, with and Jack and Jill bathroom to bedroom three, all wet areas benefit from Duravit sanitaryware and Hansgroche brassware.

Large format paving tiles to be laid to the patio area to the rear.

Overall these Luxury new homes offer a well thought out family living space whilst offering all the contemporary features and technology for modern day living.

Whiteacre homes believe in a continuous improvement policy throughout the build process and thus please refer to the sales advisor for any upgrades and changes to the specification shown in these details.

All images used are indicative only



Woodside Views offers to the market two superb high-end executive homes which have been designed and crafted by Whiteacre Homes who are renowned for their excellent specification and attention to detail evidenced by their impressive 100% purchaser satisfaction rate.

Accommodation

GROUND FLOOR

Reception Hallway

Guest Cloakroom

Kitchen/Breakfast/Family Room- 24'9" x 21'8" (7.55m x 6.61m)

Utility Room- 10'1" x 5'11" (3.08m x 1.82m)

Living Room- 21' x 14'1" (6.40m x 4.29m)

Dining Room-15'6" x 12'6" (4.72m x 3.80m)

Garage- 17'9" x 17' (5.40m x 5.18m)

FIRST FLOOR

Landing

Master with en suite- 17'8" x 14'1" (5.38m x 4.30m)

Bedroom 2 with en suite- 17'8" x 15'5" (5.38m x 4.70m)

Bedroom 3 with Jack & Jill bathroom- 14'1" x 10'10" (4.29m x 3.30m)

Bedroom 4 with en suite- 15'8" x 14'1" (4.79m x 4.39m)

Bedroom 5- 11'4" x 10'3" (3.45m x 3.11m)

OUTSIDE

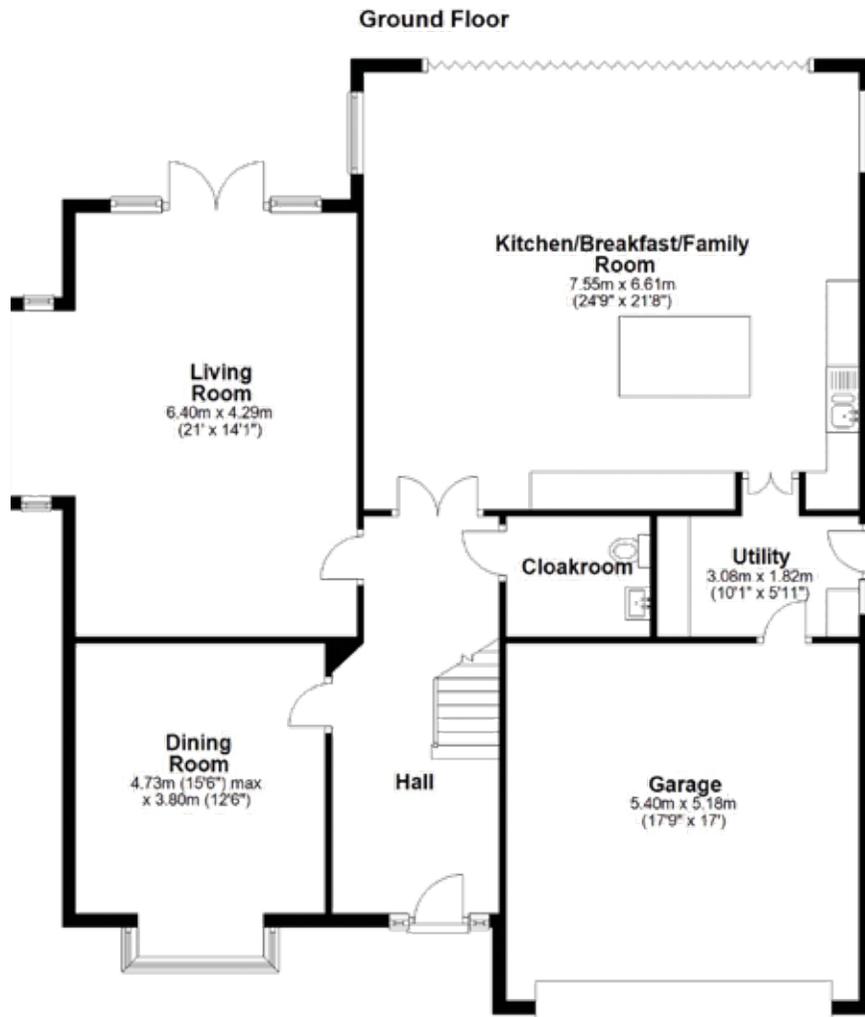
Landscaped fore garden with multi car driveway

Landscaped rear garden with paved patio area

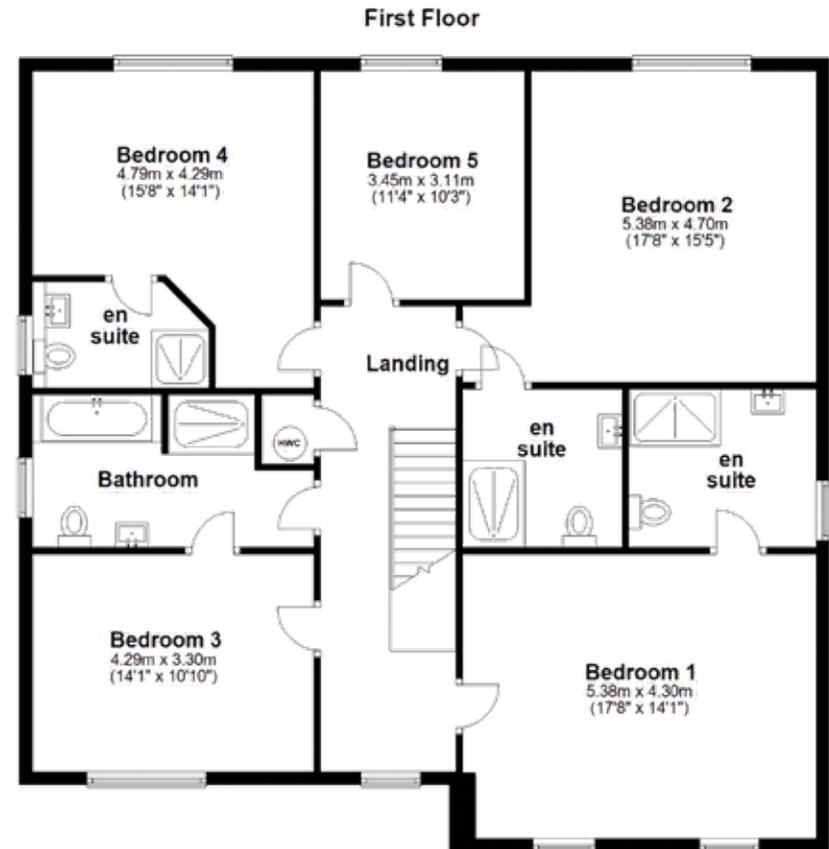
Please note: Measurements are taken from plan and are approximate

Floorplan

PLOT 1 WOODSIDE VIEWS



Floorplans and information may be subject to change

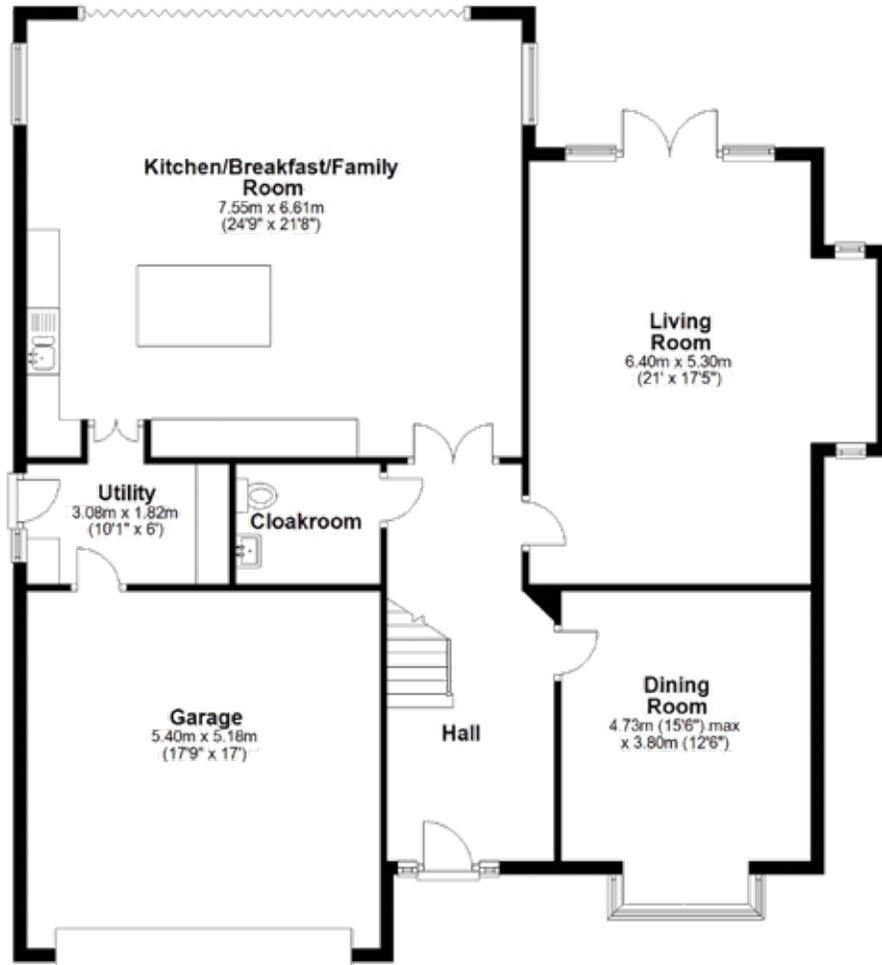


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Floorplan

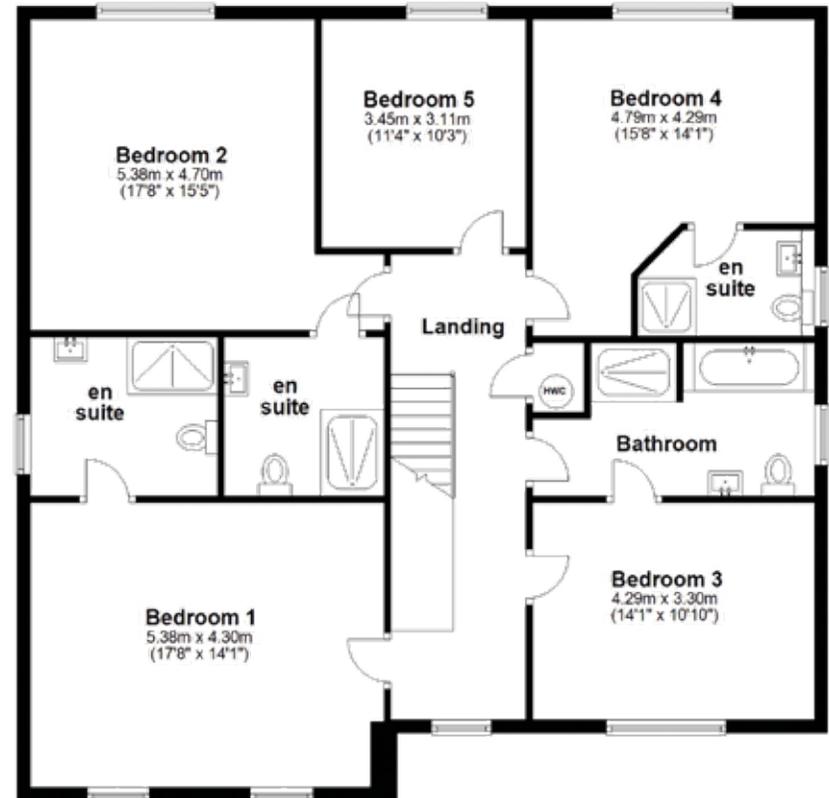
PLOT 2 WOODSIDE VIEWS

Ground Floor



Floorplans and information may be subject to change

First Floor



Floorplans and information may be subject to change



Whiteacre Homes Ltd is a local development company, which allows it the flexibility to respond quickly and develop its individuality within the Midlands area. The company's main priority is to provide exceptionally designed homes that reflect individual lifestyles whilst combining the best craftsmanship, material and specification across the UK.

KITCHEN

Professionally designed, bespoke contemporary kitchen
A range of Neff/Siemens appliances to include ovens/Bora induction hob with downdraft extractor/microwave Integrated fridge/freezer/integrated dishwasher/integrated wine cabinet

UTILITY ROOM

Contemporary fully fitted units with fitted worktops
Space & plumbing & electrical requirements

BATHROOM, EN-SUITES AS APPLICABLE AND CLOAKROOM

Duravit sanitaryware
Hansgrohe brassware
Porcelanosa wall & floor tiling
Shaver sockets to bathrooms and en-suites
Chrome mains heating towel rails in all en-suites

INTERNAL FINISHES

Contemporary oak doors with chrome/brushed furniture
Porcelanosa porcelain/part ceramic porcelain bodied floor tiling to hall/kitchen breakfast/family area/ceramic to en-suites & family bathroom
Oak feature galleried staircases

WARDROBES

Luxurious fitted wardrobes to Master Bedroom

ELECTRICAL AND LIGHTING /MEDIA & COMMUNICATIONS

USB sockets to selected rooms
Sky ready throughout /telephone points with wired wifi points
Cat 5/6
Wired for audio (upgradeable by buyer to full system)
Wired for CCTV system (upgradeable by buyer if required to full system)

HEATING

Underfloor heating to ground floors/first floor radiators
Heat miser smart control underfloor heating
Worcester/Bosch boiler to suit
Log burner to living room inglenook fireplace

ENVIRONMENTAL DETAILS

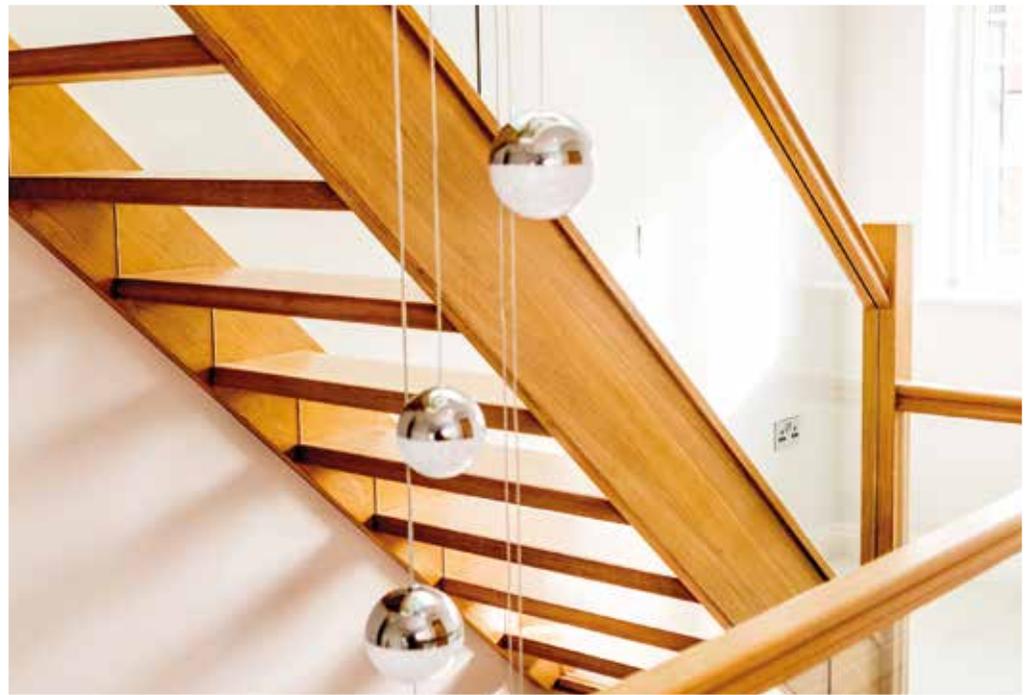
A-rated kitchen appliances to reduce water and energy use
Dual flush mechanisms to toilets to reduce water use
Low energy lighting
Energy efficient heating and hot water system/boiler
Double glazed, u PVC flush casement design windows providing a high level of thermal insulation and reduced heat loss all external doors

SECURITY

Outside lights to front & rear
Multi-point locking systems to external doors only

EXTERNAL DETAILS

Aluminium seamless detail guttering
Outside water tap to rear and garage area
Fully landscaped front garden with driveway and planting
Paving to rear garden patio to lawn



General Information

DIRECTIONS

From our Solihull office:

Head south-east on George Rd

Turn right onto Warwick Rd/B4102

Continue to follow Warwick Rd

At the roundabout, take the 1st exit onto the A41 slip road to M42/M40/Warwick/
B4025/Ravenshaw/Knowle/N.E.C

Merge onto Solihull Bypass/A41

At the roundabout, take the 2nd exit onto Warwick Rd/A4141

Knowle

A4141

At the roundabout, take the 2nd exit and stay on Warwick Rd/A4141

Continue to follow A4141

The Destination will be on the right

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 sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. 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 deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

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.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



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