



John Shepherd

Estate Agents



Pearmans View
Pearmans Croft
Hollywood
B47 5ER

£415,000

Freehold

- Brand New Detached Property
- Spacious Kitchen/Dining Family Room
- 4 Bedrooms, En-Suite & Family Bathroom
- High Specification Throughout



KINGSWOOD
— HOMES —

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A pleasant semi-rural position adjoining open countryside and yet is within easy reach of Birmingham City Centre (6 miles), Solihull town centre (5 miles), Redditch (9 miles) and regular bus and train services are within close proximity at Wythall Station and facilities at Drakes Cross and Wythall centre. Fulford Heath Golf Club is also within easy reach. Easy road links are available from the A435 Alcester Road Junction 3 of the M42 leading to the M40, M5 and M6 motorways, also the National Exhibition Centre, Birmingham International Airport and Railway Station, and Convention Centre are all within easy access.

A brand new detached property situated in the popular area of Hollywood. The property briefly affords guest cloakroom, lounge and spacious kitchen/dining/family room with utility adjoining. To the first floor 3 double bedrooms, the master of which benefiting from an en-suite shower room, single 4th bedroom and family bathroom. To the outside, there is driveway parking and rear garden. The property will be built to a high specification with a 10 year NHBC warranty upon completion.

* Please note, the CGI's shown will be of the kitchen at Pearmans View.

ON THE GROUND FLOOR

ENTRANCE HALL

GUEST CLOAKROOM

LOUNGE 10' 11" x 14' 11" (3.33m x 4.56m)

KITCHEN/DINING/FAMILY ROOM 15' 10" x 28' 11" (4.84m x 8.83m)

UNDERSTAIR STORAGE CUPBOARD

UTILITY ROOM 9' 1" x 5' 7" (2.77m x 1.71m)

ON THE FIRST FLOOR

LANDING

BEDROOM 1 10' 10" x 14' 1" (3.31m x 4.30m)

EN-SUITE SHOWER ROOM

BEDROOM 2 9' 1" x 10' 2" (2.78m x 3.10m)

BEDROOM 3 12' 5" x 8' 9" (3.79m x 2.67m)

BEDROOM 4 12' 2" x 5' 10" (3.73m x 1.79m)

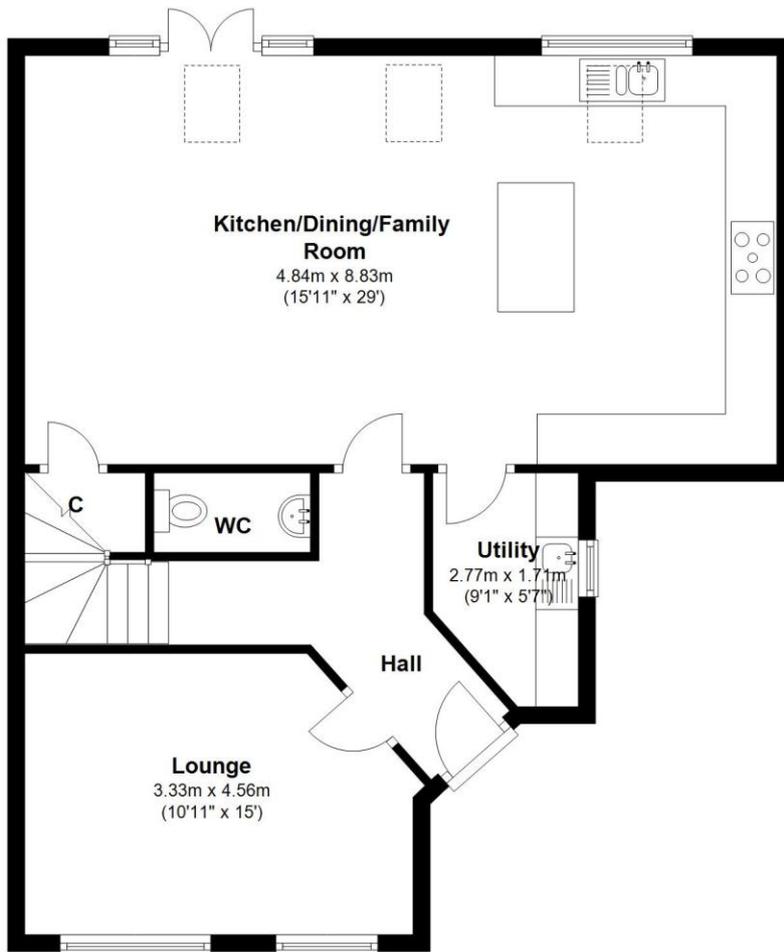
FAMILY BATHROOM

OUTSIDE

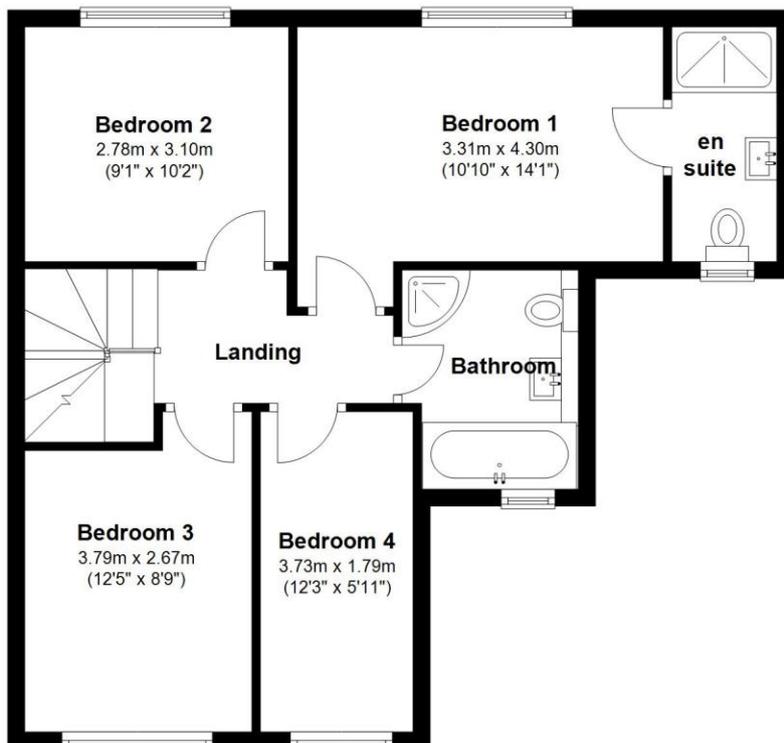
DRIVEWAY PARKING FOR 2 VEHICLES

REAR GARDEN

Ground Floor



First Floor



SPECIFICATION

KITCHEN

- * Professionally designed contemporary kitchen (colour choice available)
- * Quartz work surfaces (colour choice available), laminate to utility
- * Stainless steel 1 ½ bowl under mounted sink with engraved drainer and chrome plated mixer taps
- * Eye level double oven, 5 ring burner gas hob and extractor hood, all with stainless steel finish, built in fridge/freezer and integrated dishwasher. All appliances to be NEFF, excluding white goods

BATHROOMS, EN-SUITES & WC

- * High quality white sanitaryware with chrome mixer taps to bathroom, en-suite and guest cloakroom
- * Vanity storage units to bathroom and en-suite
- * Full height ceramic tiling to walls and floors in bathroom/en-suite and guest cloakroom (splashback only to guest cloakroom) (choice available from selected range)
- * Chrome plated dual controlled mixer taps with pop-up waste to basins and bath
- * Shower cubicles to include shower doors, full height tiling and chrome variable spray adjustment sliding head showers (additional fixed rain head to bathroom, high power electric shower to en-suite)
- * Shaver socket to family bathroom and en-suite
- * Chrome plated towel rails to bathroom and en-suite

INTERNAL FINISHES

- * Oak veneer solid core interior doors with polished chrome door furniture
- * Oak fire doors to habitable rooms with polished chrome door furniture
- * Oak handrail to staircase
- * Ceramic floor tiling to ground floor excluding lounge (choice available from selected range)
- * Contemporary ogee or torus skirting and architraves
- * Luxury carpets and underlay to living room, bedrooms, stairs and landing (colour choice available)
- * Feature wall mounted electric fire to lounge
- * French patio doors to rear

ELECTRICAL INSTALLATION

- * Chrome sockets and switches throughout
- * Recessed LED down lighters to hall/kitchen/dining room/landing/guest cloakroom/bathroom and en-suites
- * Double pendant to living room
- * Under unit lighting to kitchen
- * Dual TV and socket to lounge/dining room and 3 bedrooms
- * Telephone socket to lounge

ENVIRONMENTAL DETAILS

- * A rated kitchen appliances to reduce water and energy use
- * 100% LED low energy lighting
- * Energy efficient A rated Worcester Bosch boiler
- * Energy efficient double glazed UPVC windows and doors throughout

SECURITY

- * Intruder alarm system
- * Multipoint locking system to external doors
- * Full compliance with Part Q of the Building Regulations

EXTERNAL DETAILS

- * Outside water tap
- * Landscaped front garden, patio and turf to rear
- * Block paved drive
- * Composite GRP feature front door
- * Planting to gardens

HEATING

- * Worcester Bosch Wave Weather Compensator heating controls
- * Thermostatic radiator valves to ground floor and first floor
- * Worcester Bosch combi boiler

ADDITIONAL DETAILS

- * 10 year NHBC warranty upon completion
- * High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in the summer

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. 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: Bromsgrove District 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.

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

Free Valuation: Please contact the office on 01564 786644 to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 703 1850.

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.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

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