

Peter Clarke



Rising House

Rising Lane

Baddesley Clinton



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Knowle, Solihull B93 0DA

Just one of two beautifully appointed bespoke brand new homes situated in the semi rural location of Baddesley Clinton and yet within easy reach of Chadwick End, Knowle and Warwick. The property briefly affords lounge and spacious kitchen/breakfast/family room with utility, four double bedrooms, two with ensuite facilities plus family bathroom. Built and finished to an outstanding level of specification and benefitting from a 10 year NHBC warranty

- Exclusive Development
- Lounge With Feature Log Burner, Fireplace & Hearth
- Kitchen/Dining/Family Room
- Four Bedroom Two With Ensuite

Peter Clarke

4 Euston Place,
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An exclusive development of just 2 executive detached properties situated in the semi-rural location of Baddesley Clinton and yet within easy reach of Knowle & Dorridge village centres. The properties briefly afford lounge and spacious kitchen/breakfast/family room with utilities, 4 double bedrooms, 2 with en-suite facilities plus family bathroom. Both properties are built to a high standard of specification and come with a 10 Year NHBC warranty upon completion

BADDESLEY CLINTON is a tiny hamlet well located in the heart of the Midlands with easy access to both the M42 and A46 which in turn link to the Midlands Motorway Network. Located off the A4141 which joins Solihull to the north west and Warwick via the A4177 to the south east. junction 5 of the M42 is just 5 miles away with Birmingham International Airport, Birmingham International Railway Station and the National Exhibition Centre within a further 5 miles accessed off Junction 6 of the M42. Henley in Arden is approximately 8 miles, Solihull 6 miles and Birmingham 17 miles.

Beautiful Hay Wood, and the renowned National Trust property known as Baddesley Clinton are just a short distance away.

GROUND FLOOR

ENTRANCE HALL with understairs storage cupboard.

LOUNGE 18' 1" x 12' 0" (5.51m x 3.66m)

KITCHEN/DINING/FAMILY ROOM 6' 6" x 32' 0" (1.98m x 9.75m)

UTILITY ROOM 5' 4" x 7' 10" (1.63m x 2.39m)

FIRST FLOOR

LANDING with airing cupboard.

MASTER BEDROOM 12' 2" x 15' 6" (3.71m x 4.72m)

ENSUITE SHOWER ROOM

BEDROOM TWO 13' 3" x 14' 2" (4.04m x 4.32m)

ENSUITE SHOWER ROOM

BEDROOM THREE 14' 0" x 8' 3" (4.27m x 2.51m)

DRESSING AREA 13' 9" x 5' 5" (4.19m x 1.65m)

BEDROOM FOUR 12' 9" x 10' 9" (3.89m x 3.28m)

BATHROOM

OUTSIDE

DRIVEWAY PARKING

SINGLE GARAGE

REAR GARDEN

SPECIFICATION

KITCHEN

Professionally designed contemporary kitchen and utility with painted hardwood doors and oak carcasses

Silestone worksurfaces to kitchen and utility

Stainless steel Franke 1½ bowl under mounted sink with engraved drainer and chrome plated mixer taps to kitchen and utility

NEFF hid and slide pyrolytic ovens x 2, NEFF microwave combination oven, NEFF steam oven,

NEFF downdraught extractor to Plot 1, NEFF chimney extractor to Plot 2, NEFF integrated dishwasher, NEFF integrated

fridge/freezer

600 wide integrated wine cooler

Electric and gas supplies to hob position

BATHROOM, EN-SUITE'S & GUEST CLOAKROOM

Duravit white sanitaryware with chrome mixer taps to bathroom, en-suite's and guest cloakroom

Duravit fitted bathroom furniture with concealed cisterns

Full height feature tiling to walls and floors in bathroom/en-suite's and guest cloakroom (splashback only to guest cloakroom)

Grohe chrome plated dual controlled mixer taps with pop-up waste to basins and bath

Shower cubicles to include shower doors, dull height tiling and chrome plated Grohe variable spray adjustment sliding head

showers with rain had feature

Shaver socket to family bathroom and en-suite's

Chrome plated towel rail to bathroom and en-suite's

INTERNAL FINISHES

Oak veneer solid core doors with polished chrome door furniture to all rooms, with fire doors to habitable rooms

Full oak feature staircase (excluding strings, treads and risers)

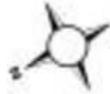
Feature ceramic floor tiling to kitchen/dining area/hallway/utility and guest cloakroom

Contemporary deep Ovolo skirting and matching architrave



Ground Floor

Approx. 102.2 sq. metres (1088.7 sq. feet)



First Floor

Approx. 66.4 sq. metres (715.0 sq. feet)





Luxury carpets and underlay to living room, bedrooms, stairs and landing
Slim line aluminium bi-folding doors
Fitted wardrobes to master bedroom
Feature log burner, fireplace and hearth to living room

ELECTRICAL INSTALLATION

Chrome sockets and switches throughout
Recessed LED downlighters to hall/kitchen/dining room/family room/guest cloakroom/landing/bathroom and en-suite's
Under unit lighting to kitchen

MEDIA & COMMUNICATIONS

Cat 6 data cabling to study, living room, family room and bathroom
Telephone sockets to living room, kitchen and bedrooms 1 & 2

ENVIRONMENTAL DETAILS

A rated kitchen appliances to reduce water and energy use
Dual flush mechanism to toilets to reduce water consumption
PV solar panels to both plots to supplement the electricity consumption
100% LED low energy lighting
Energy efficient A rate Worcester Bosch system boiler to reduce oil consumption
Double glazed argon filled external windows and doors throughout offering superior thermal and acoustic insulation
Specialist German engineered aluminium front doors supplied by RK Door Systems

SECURITY

Multipoint locking system to external doors and windows compliant with Secured by Design Standards and Part Q of the Building Regulations including anti-snap locks to all external doors
Intruder alarm system
Exterior lighting

EXTERNAL DETAILS

Outside water tap
Outside power point
Landscaped front garden, patio and turf to rear
* Drive to be a combination of block pave and tarmac
* Garage to be fully decorated
* Professionally designed planting scheme
* Flush casement timber effect windows
* Feature cathedral style windows to front and rear

HEATING

Wet underfloor heating system to entire ground floor, fully zoned
Thermostatic radiator valves to the first floor
300 litre mains pressure hot water system
Wifi enabled UFH controls

ADDITIONAL DETAILS

Hormann electric garage door
10 Year NHBC Warranty
High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in summer
Boarded storage area in loft with pull down loft ladder
Velux roof light to loft area

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, gas, electric and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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Baddesley Clinton



Ferrers House Knowle

Solihull B93 ODA

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- Exclusive Development
- Large executive detached family home
- Professionally Designed Contemporary Kitchen
- Lounge With Log Burner & Hearth
- Four Bedrooms Two With Ensuites

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GROUND FLOOR

ENTRANCE HALL with useful understairs storage cupboard.

GUEST CLOAKROOM

LOUNGE 17' 8" x 12' 0" (5.38m x 3.66m)

KITCHEN/DINING/FAMILY ROOM 18' 0" x 25' 5" (5.49m x 7.75m)

UTILITY ROOM 5' 4" x 7' 10" (1.63m x 2.39m)

FIRST FLOOR

LANDING with airing cupboard

MASTER BEDROOM 13' 6" x 15' 5" (4.11m x 4.7m) with fitted wardrobes.

ENSUITE SHOWER ROOM

BEDROOM TWO 13' 4" x 14' 1" (4.06m x 4.29m) max

ENSUITE SHOWER ROOM

BEDROOM THREE 14' 2" x 9' 8" (4.32m x 2.95m)

BEDROOM FOUR 12' 11" x 10' 11" (3.94m x 3.33m)

BATHROOM

OUTSIDE

DRIVEWAY PARKING

SINGLE GARAGE

REAR GARDEN

SPECIFICATION

KITCHEN

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600 wide integrated wine cooler

Electric and gas supplies to hob position

BATHROOM, EN-SUITE'S & GUEST CLOAKROOM

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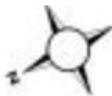
Full oak feature staircase (excluding strings, treads and risers)

Feature ceramic floor tiling to kitchen/dining area/hallway/utility and guest cloakroom

Contemporary deep Ovolo skirting and matching architrave

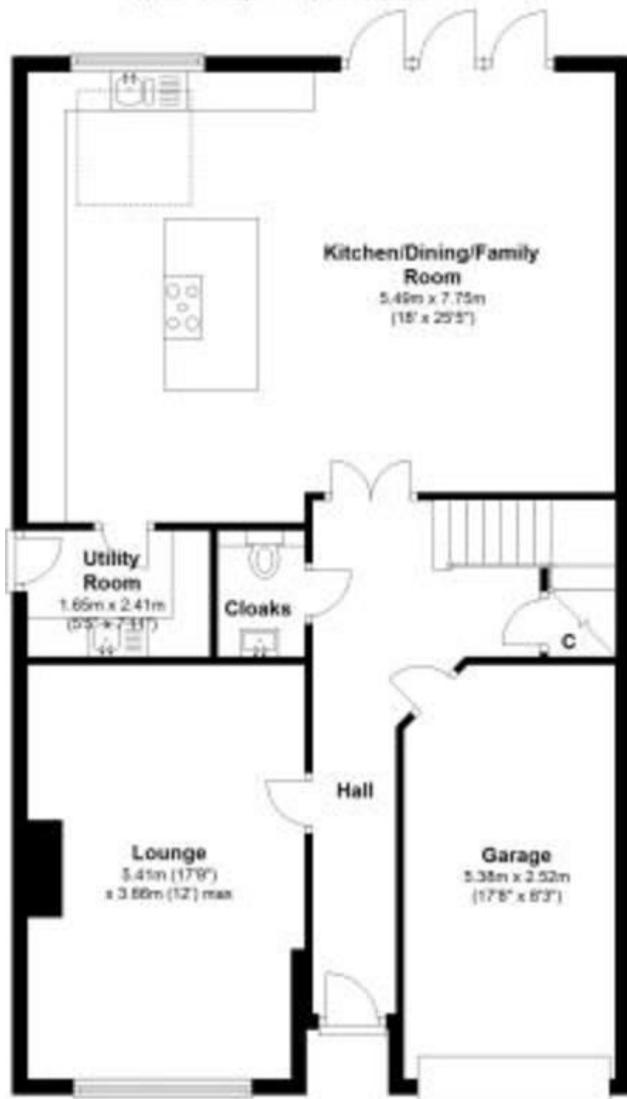
Luxury carpets and underlay to living room, bedrooms, stairs and landing





Ground Floor

Approx. 100.2 sq. metres (1078.3 sq. feet)



First Floor

Approx. 89.8 sq. metres (966.3 sq. feet)





- * Slim line aluminium bi-folding doors
- * Fitted wardrobes to master bedroom
- * Feature log burner, fireplace and hearth to living room

ELECTRICAL INSTALLATION

- * Chrome sockets and switches throughout
- * Recessed LED downlighters to hall/kitchen/dining room/family room/guest cloakroom/landing/bathroom and en-suite's
- * Under unit lighting to kitchen

MEDIA & COMMUNICATIONS

- * Cat 6 data cabling to study, living room, family room and bathroom
- * Telephone sockets to living room, kitchen and bedrooms 1 & 2

ENVIRONMENTAL DETAILS

- * A rated kitchen appliances to reduce water and energy use
- * Dual flush mechanism to toilets to reduce water consumption
- * PV solar panels to both plots to supplement the electricity consumption
- * 100% LED low energy lighting
- * Energy efficient A rate Worcester Bosch system boiler to reduce oil consumption
- * Double glazed argon filled external windows and doors throughout offering superior thermal and acoustic insulation
- * Specialist German engineered aluminium front doors supplied by RK Door Systems

SECURITY

- * Multipoint locking system to external doors and windows compliant with Secured by Design Standards and Part Q of the Building Regulations including anti-snap locks to all external doors
- * Intruder alarm system
- * Exterior lighting

EXTERNAL DETAILS

- * Outside water tap
- * Outside power point
- * Landscaped front garden, patio and turf to rear
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