

# Peter Clarke



Rising House

Rising Lane

Baddesley Clinton







# Rising House

## Rising Lane

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**

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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)

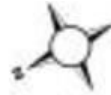
Feature ceramic floor tiling to kitchen/dining area/hallway/utility and guest cloakroom

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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Ferrers House  
Rising Lane  
Baddesley Clinton







# Ferrers House Knowle

Solihull B93 0DA

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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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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











- \* 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

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#### ENVIRONMENTAL DETAILS

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- \* PV solar panels to both plots to supplement the electricity consumption
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