

Plot 1, Creynolds Lane, Shirley, Solihull B90 4ES £899,950

Key Features

Stunning New Build Property Large Entrance Hall Large Open Plan Breakfast Kitchen / Utility Living Room with Integrated Wood Burner Study / Six Bedrooms / Five En-Suite Family Bathroom / Gas Central Heating Powder Coated Double Glazed Windows Double Garage with Playroom Above Low Maintenance Rear Garden Driveway Parking 10 Year New Home Warranty No Chain

Plot 1, Creynolds Lane is a newly built and bespoke detached family residence situated within this highly sought after area. This handsome property has been built to the highest specification, including Porcelanosa tiled bathrooms with Velleroy and Boch fittings, underfloor heating to the ground floor and the first and second tiled areas, bespoke modern kitchen with Induction Hob and Kohler Double Sink with Corian worksurface throughout, C-Bos lighting system and Cat 5/6 cabling. The property is finished with solid wood doors throughout and Bowen wooden floors. An internal viewing is highly recommended to fully appreciate the truly high quality of the accommodation on offer.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Local Schools

Cheswick Green Primary School St Patricks C of E Primary Academy Monkspath Junior and Infant Schoo Light Hall School Tudor Grange Alderbrook School St Peters

Local Authority

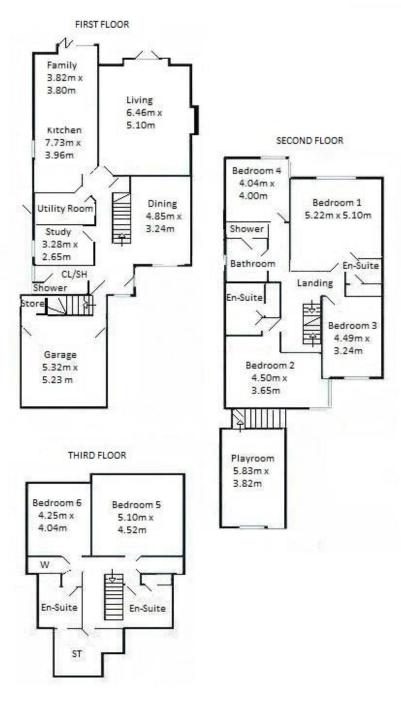
Solihull Metropolitan Borough Counci

The photographs included within this brochure are for reference only to represent properties built by Romford Homes to a similar specification as the property on offer.

Viewing Arrangements

Energy Efficiency Rating Carriert Potential Yery energy efficient - lower curving coals A mean < 88 B 84 -C 02-021 100-046 Sec. 241 G Not amongs affectant - Sigher norming seats EU Directive England & Wales 2002/91/EC

Environmental Impact (CO₂) Rating Cantent Potential Here enabled methods be also a construction of the second se 100-100 A. 89 B 101-011 C D 129-546 3 G 11-005 Not any transmissively transity - Nighter CO., and called EU Directive **England & Wales** 2002/91/EC



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









