



Plot 2, Creynolds Lane, Shirley, Solihull B90 4ES    £799,950

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Stunning New Build Property  
 Large Entrance Hall  
 Large Open Plan Breakfast Kitchen / Utility  
 Living Room with Integrated Wood Burner  
 Study / Five Bedrooms / Four 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 2, 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 School  
 Light Hall School  
 Tudor Grange  
 Alderbrook School  
 St Peters

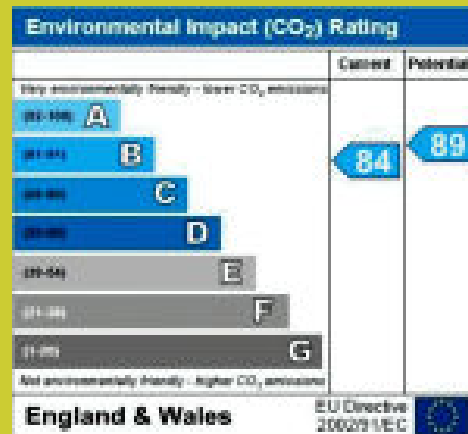
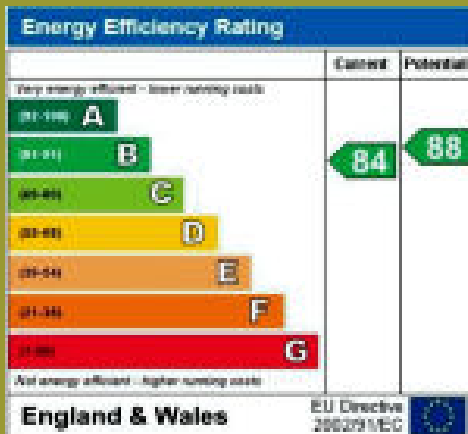
## Local Authority

Solihull Metropolitan Borough Council

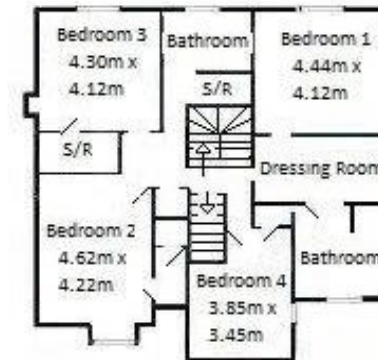
The photographs included within this brochure are for reference only to represent properties built by Romford Homes to a similar specification as the property on offer.

## Viewing Arrangements

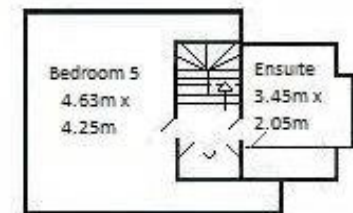
Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



FIRST FLOOR



SECOND FLOOR



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.



