



John Shepherd NEW HOMES

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## HOUSES AT SILVERWOOD WESTLEY CLOSE SOLIHULL

Silverwood comprises of two unique developments, The Links and The Fairway, set in generously landscaped grounds flanking the prestigious Robin Hood Golf Course in Solihull.

The houses all comprise of fitted kitchen with dining area, utility, living room with sun room, 4 bedrooms, 2 bathrooms and single integral garage. The rear garden backs onto a fairway of the golf course. PART EXCHANGE CONSIDERED

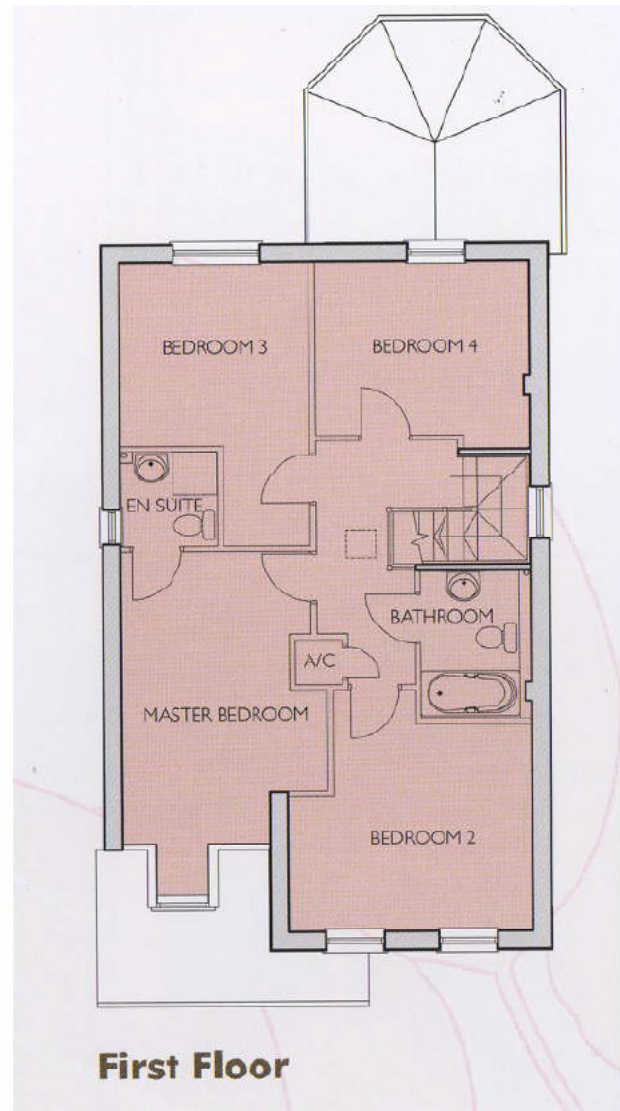
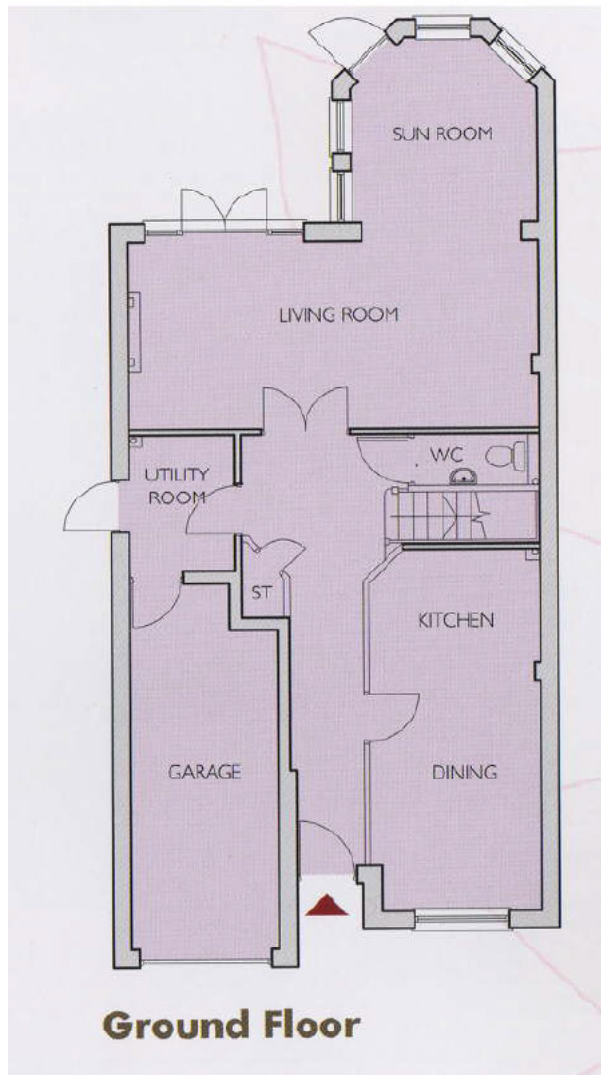
**P/X CONSIDERED - FROM £350,000 FREEHOLD**

**Viewing - Hockley Heath - 01564 786644**

[enquiries@johnshepherdnewhomes.com](mailto:enquiries@johnshepherdnewhomes.com)

The Old School House, 2360 Stratford Road, Hockley Heath, Solihull, West Midlands B94 6QT

## FLOOR PLAN LAYOUT



THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

It is not to scale and is intended to show the approximate relationship of one room to another, with an indication of the main fixtures and fittings

Solihull offers an excellent range of amenities which includes first class shopping centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles). In addition, the N.E.C., Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways (mileages approximate).

The houses are located off Westley Close through electronic security gates.

Plot 5 - £375,000

Plot 6 - £350,000

Plot 7 - Sold

Plot 8 - Sold

They come under the Langley school catchment area.

\* Please note: the following dimensions are taken from the brochure and are approximate.

### SPECIFICATION

The properties benefit from the following features and specification:-

- \* Mereway designer kitchen with integrated appliances by CDA to include stainless steel double oven, 5 ring cast iron hob and hood, full height fridge/freezer, dishwasher.
- \* Fully fitted utility to include sink area, washer/dryer and full height storage cupboard.
- \* Amtico flooring to the kitchen and utility.
- \* Villeroy & Boch sanitaryware with Hansgrohe chrome taps and fittings with 'Raindance' shower to the main bathroom.
- \* Porcelanosa floor and wall tiles to the bathroom and en-suite.
- \* UPVC double glazing.
- \* Vicaima internal doors in white oak with cherry wood inlays.
- \* Fitted wardrobe to the main bedroom, bedroom 2 and bedroom 3.
- \* Gas central heating.
- \* Thermostatically controlled radiators.
- \* Downlighters to the kitchen, bathroom, en-suite and hall.
- \* BT sockets to the hall, living room, bedroom and sun room.
- \* TV sockets to the living room, master bedroom and sun room.
- \* External power supply to the garden/terrace.
- \* Turfed gardens.
- \* Electric garage door
- \* Door entry system and burglar alarm.
- \* Electric security gates.
- \* 10 year Zurich build warranty.

### ENTRANCE HALLWAY

A hardwood front door with canopy porch over opens up into the hall with entry system, useful storage cupboard, stairs to the first floor and doors radiating off to

### KITCHEN/DINING ROOM

*2.90m(9'6") x 6.30m(20'8")*

**KITCHEN AREA**

Having a Mereway designer kitchen with integrated appliances to include stainless steel double oven with 5 ring cast iron hob, extractor hood, full height fridge/freezer and dishwasher. Stainless steel 1½ bowl sink and drainer with chrome taps by Franke, stainless steel splashback, laminate worktop and Amtico flooring.

**DINING AREA**

Having a double glazed window overlooking the front of the property.

**UTILITY**

To include sink area, washer/dryer, full height storage cupboard and door leading out to the side of the property and the garage.

**GUEST CLOAKROOM**

With sanitaryware by Villeroy & Boch to include low level wc and wash hand basin with Porcelanosa floor tiles.

**LIVING ROOM**

*6.99m(22'11") x 3.26m(10'8")*

A spacious room benefiting from double French doors leading out into the garden. BT and TV points, dimmer light control and lamp circuit. The lounge continues through into

**SUN ROOM**

*3.16m(10'4") x 3.22m(10'7")*

A light room benefiting from four double glazed windows and door leading out into the rear garden.



## LANDING

With airing cupboard and doors radiating off to

## MASTER BEDROOM

*3.49m(11'5") x 5.11m(16'9")*

A double glazed window overlooks the fore, BT and TV points, lamp circuit, fitted wardrobes and door into the

## EN-SUITE SHOWER ROOM

With double glazed window to the side elevation, Villeroy & Boch suite with Hansgrohe chrome taps and fittings comprising of thermostatic shower, wash hand basin with mirror above and low level wc. Shaver point, heated chrome towel rail and Porcelanosa floor and wall tiles.



## BEDROOM 2

*4.16m(13'8") x 3.62m(11'11")*

Having two double glazed windows overlooking the fore, BT point, lamp circuit and fitted wardrobes.

## BEDROOM 3

*3.24m(10'8") x 3.21m(10'6")*

With double glazed window overlooking the rear garden, BT point and fitted wardrobes.

## BEDROOM 4

*3.65m(12'0") x 3.03m(9'11")*

With double glazed window overlooking the rear garden and BT point.

## BATHROOM

Sanitaryware by Villeroy & Boch to include Hansgrohe chrome taps and fittings, comprising of thermostatic shower and bath filler with 'Raindance' shower head, wash hand basin with mirror above and low level wc. Shaver point, heated towel rail, Keuco vanity unit and Porcelanosa floor and wall tiles.

## OUTSIDE

### STORE AREA

With side entrance gate with access to the utility and garden to rear.

### SINGLE GARAGE

With electric door, power and light. Door leading into the utility room.

## GARDENS

The gardens are turfed. Facing North East to the rear and South west to the front .



## SITE PLAN



## LOCATION PLAN



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. 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 included in the sale price. Others, if any, are excluded.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

Postal Address: The correct postal address of the property is to be confirmed.

Land: It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

Directions: From Solihull town centre, proceed along Streetsbrook Road towards Shirley. Continue straight over a roundabout, through a set of traffic lights with Robin Hood Crematorium on your left. Take the second turning on your right into Redstone Farm Road and Westley Close is the first road on the right hand side.

Hall Green Train Station - approx. 1.2 miles.

M42 Motorway - approx. 4.5 miles.

Solihull School - approx 2.5 miles.

Robin Hood Golf Course - approx. under 1 mile.

Solihull Town Centre - approx. 3.3 miles.

Birmingham City Centre - approx 5 miles.

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibility disclose the suspicion to the National Criminal Intelligence Service.

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Free Valuation: We would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact John Shepherd Lettings Limited on 01564 771776 or email [enquiries@johnshepherdlettings.com](mailto:enquiries@johnshepherdlettings.com)

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local, experienced and well respected solicitors. Please contact this office for further details or email [enquiries@johnshepherdconveyancing.com](mailto:enquiries@johnshepherdconveyancing.com)

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.

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