

Harvills Grange

West Bromwich



LOVELL
HOMES



New Square Shopping Centre



Sandwell Valley Park



New Square Shopping Centre



Sandwell Valley Park

Stake your claim in a dynamic new community, with excellent road and public transport links, and conveniently placed local amenities. Harvills Grange is a development of stunning new homes where you and your family will have room to spread your wings.

West Bromwich itself is currently undergoing one of the largest regeneration projects in the UK, including new office developments, improved shopping and a new leisure centre. The recently-opened New Square shopping centre is home to many familiar high street

names, and with the Astle Outlet Park also on the edge of town, you really are in a shopper's paradise!

A wonderful base for commuters, you'll be a mile from the A41 Black Country New Road, giving direct access to the M5, Birmingham and

beyond. West Bromwich Central tram stop, situated on the Midlands Metro Line, provides frequent services in both directions between Birmingham and Wolverhampton.

For a family day out, Sandwell Valley Country Park is the ideal

place to visit, found only one mile from the town centre. The award-winning Green Flag park is home to a fully-restored working Victorian farm, an aerial assault course and adventure playground, and hundreds of acres of land for cycling and walking.

At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has **Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.**

S Inspiring style

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q Unrivalled quality

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V Exceptional value

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



Eden Valley, Walsall showhome



It's what makes
our homes unique

Lovell Life

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality. Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Harvills Grange Phase 1 exterior



Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

home sweet home

Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Advisor their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Advisor will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase.

Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Advisors are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Advisor will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the

deed transferring the property to your name. Remember that our on-site sales team will work closely with you all the way.

Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Advisor will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.

You will need to take actual measurements. We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary. Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Harvills Grange is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.

Buying a new Lovell home couldn't be easier. Follow our step-by-step purchasing guide and you'll be home in no time!

how to purchase



Development layout

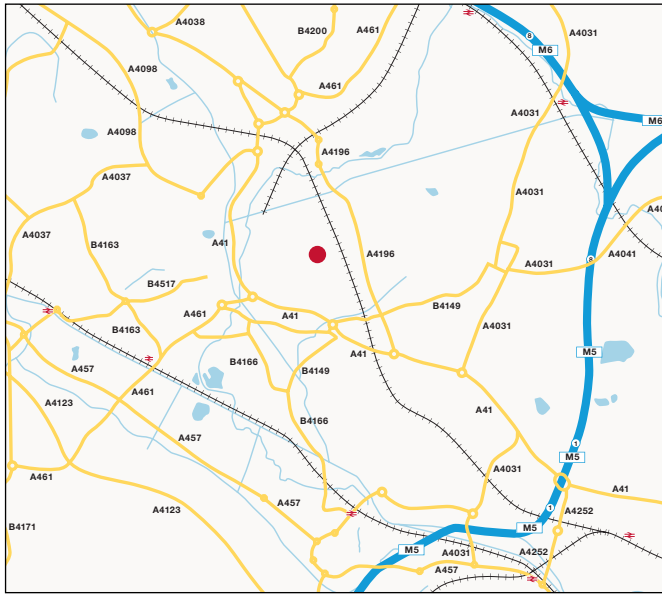
Phase 6

- Garston** 2 bedroom home
- Brompton** 2 bedroom home
- Lamberton** 2 bedroom home
- Kellaton** 2 bedroom home
- Kedington** 2 bedroom home
- Knighton** 2 bedroom home
- Ringwood** 3 bedroom home
- Hillswood** 3 bedroom home
- Scotswood** 3 bedroom home
- Castleford** 4 bedroom home



Harvills Grange

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.



Harvills Grange

Dial Lane, West Bromwich B70 0JA Tel: 0121 514 8653

From the M5

Exit at Junction 1 and take the A41 Eastbound, following signs for West Bromwich Town Centre. Continue for three miles, and upon reaching the Navigation Roundabout take the fourth exit, heading back along the A41. After half a mile, turn left onto Richmond Street. Continue for a quarter of a mile, as the road becomes Dial Lane, and you will find the development on the right hand side.

From Wednesbury

Take the A41 Black Country New Road, following signs for West Bromwich. Upon reaching the Navigation Roundabout take the 2nd exit, continuing along the A41. After half a mile, turn left onto Richmond Street. Continue for a quarter of a mile, as the road becomes Dial Lane, and you will find the development on the right hand side.

How to find us

All housetypes include:

- 10-year NHBC Warranty · Gas central heating · Stainless steel splashback to hob · Stainless steel chimney hood · Space and plumbing for washing machine
- Pre-plumbing and wiring for dishwasher · White Kohler sanitaryware to Bathrooms, En-suites*, Shower Rooms* and Cloaks* · Chrome towel warmer to bathroom
- Half height tiling in Bathrooms around bath and to sanitary walls** · Mains powered smoke detectors to all floors · Mains powered carbon monoxide detector
- Shaver sockets to Bathrooms & En-suites* · White electric sockets & switches · LED ceiling downlighters to Kitchens, Bathrooms and En-suites*
- LED downlighters to underside of kitchen wall units · TV points to Living Room and Bedroom 1 · Telephone points to Hall, Living Room and Bedroom 1
- Chrome internal ironmongery · PVC-u double glazed windows and french doors* · White emulsion ceilings and walls · Wardrobes to Bedroom 1
- Vinyl flooring to Kitchens, Bathrooms, En-suites*, Shower Rooms* and Cloaks* · Coach lamp with PIR activation to front · Turfed front and rear gardens***
- External tap to rear*** · Chrome door bell · Timber shed*** · Grey paving slabs to patio area***

*Where applicable **Full height tiling around bath with shower ***Excludes The Brompton

We pride ourselves on the care we take over every single one of the homes we build. Our carefully considered designs are executed only by skilled tradesmen with total commitment to high-quality installation. Remember, you can add your own stamp of individuality to your home before it is even built by choosing from our Inspirations range of options.

Specification

Housetypes also include:

Heating

Combination gas boiler	■	■	■	■	■	■	■	■	■	
Condensing gas boiler with separate water cylinder										■

Kitchen

Tall Larder unit					■			■	■	
Single bowl sink	■	■	■	■	■	■				
Bowl and a half sink							■	■	■	■
Bosch stainless steel electric single oven	■	■	■	■	■	■				
Bosch stainless steel electric double oven							■	■	■	■
Bosch stainless steel 4-ring gas hob	■	■	■	■	■	■	■	■	■	■
Silver glass splashback to hob	□	□	□	□	□	□	□	□	□	□
Curved glass chimney hood	□	□	□	□	□	□	□	□	□	□
Integrated fridge freezer	■	■	■	■	■	■	■	■	■	■
Integrated dishwasher							■	■	■	■
Integrated washing machine	□	□	□	□	□	□	□	□	□	□

Bathroom

Shower handset attachment to bath		■					■	■	■	■
Mira electric shower	■	□	■	■	■	■	□	□	□	□
Mira bath screen	■	■	■	■	■	■	■	■	■	■
Full height ceramic tiling to all walls	□	□	□	□	□	□	□	□	□	□

Shower Room

Mira chrome mixer shower valve										■
Mira shower enclosure										■
Mira shower tray										■
Chrome towel warmer										□
Tiled shower enclosure, and splashback tiling to WHB*										■

En-suite

Mira electric shower		■					■	■	■	■
Mira shower enclosure		■					■	■	■	■
Mira shower tray		■					■	■	■	■
Chrome towel warmer		□					□	□	□	□
Tiled shower enclosure, and splashback tiling to WHB*		■					■	■	■	■

Cloaks

Splashback tiling to WHB*	■		■	■	■	■	■	■	■	■
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Internal

Wardrobe to bedroom 2									■	■
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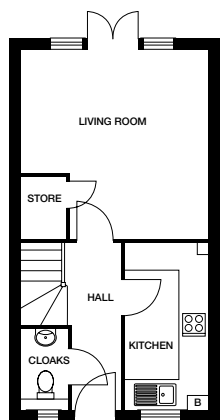
Garston
Brompton
Lamberton
Kellaton
Kedington
Knighton
Ringwood
Hillswood
Scotswood
Castleford

Garston
Brompton
Lamberton
Kellaton
Kedington
Knighton
Ringwood
Hillswood
Scotswood
Castleford

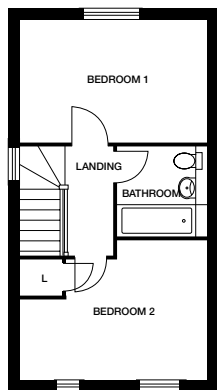
□ Available as part of our Inspirations Range. Please ask for details and prices.

★ Choice of Porcelanosa tiles, subject to build stage.

A quality finish



Ground floor



First floor



CGI shows plots 124 & 125.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plots 101, 102, 103, 111, 112, 117, 119, 120, 124, 125, 127, 133, 134, 135 & 136

Garston

Ground floor

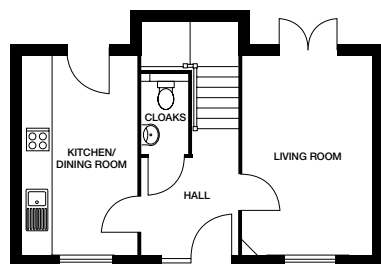
Kitchen	
3600mm x 1765mm (max)	11' 9" x 5' 9" (max)
Living room	
4000mm x 3990mm (max)	13' 1" x 13' 1" (max)
Cloaks	
1710mm x 940mm (max)	5' 7" x 3' 1" (max)

First floor

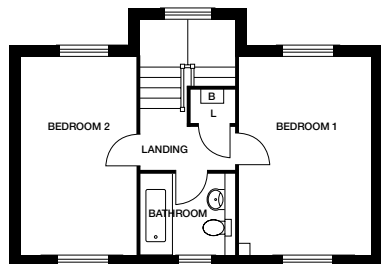
Bedroom 1	
4000mm x 2630mm	13' 1" x 8' 7"
Bedroom 2	
4000mm x 2995mm (max)	13' 1" x 9' 9" (max)
Bathroom	
1960mm x 1900mm (max)	6' 5" x 6' 2" (max)

Please note: No landing window to plot 103.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 130.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plots 118, 130 & 131

Kellaton

Ground floor

Kitchen/Dining Room

4215mm x 2475mm (max) 13' 9" x 8' 1" (max)

Living Room

4215mm x 2810mm (max) 13' 9" x 9' 2" (max)

Cloaks

1750mm x 980mm (max) 5' 8" x 3' 2" (max)

First floor

Bedroom 1

4215mm x 2810mm (max) 13' 9" x 9' 2" (max)

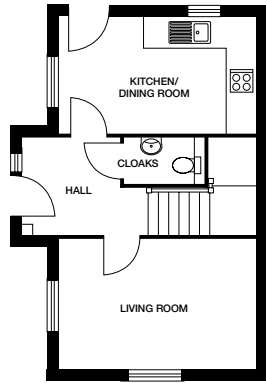
Bedroom 2

4215mm x 2475mm 13' 9" x 8' 1"

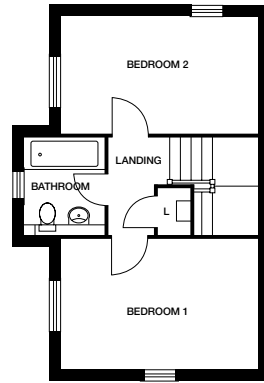
Bathroom

2075mm x 1680mm (max) 6' 9" x 5' 6" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 126.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plots 100 & 126

Kedington

Ground floor

Kitchen/Dining Room

4215mm x 2475mm (max) 13' 9" x 8' 1" (max)

Living Room

4215mm x 2810mm 13' 9" x 9' 2"

Cloaks

1750mm x 980mm (max) 5' 8" x 3' 2" (max)

First floor

Bedroom 1

4215mm x 2810mm 13' 9" x 9' 2"

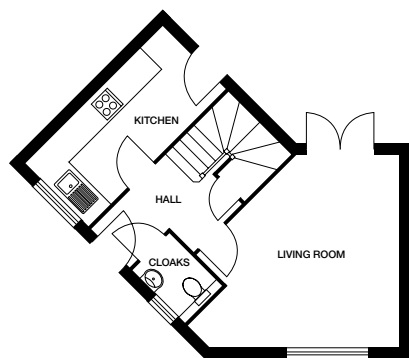
Bedroom 2

4215mm x 2475mm 13' 9" x 8' 1" (max)

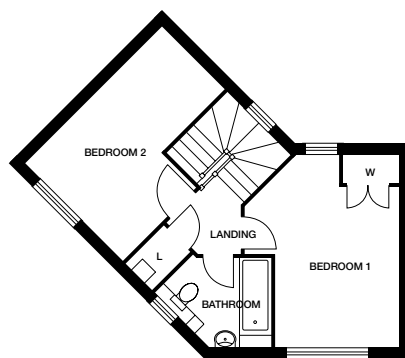
Bathroom

2075mm x 1680mm (max) 6' 9" x 5' 6" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 128.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plots 128 & 129

Lamberton

Ground floor

Kitchen/Dining Room

4100mm x 1800mm (max) 13' 5" x 5' 10" (max)

Living Room

4380mm x 4100mm (max) 14' 4" x 13' 5" (max)

Cloaks

1600mm x 1040mm (max) 5' 3" x 3' 4" (max)

First floor

Bedroom 1

4100mm x 3340mm (max) 13' 5" x 10' 11" (max)

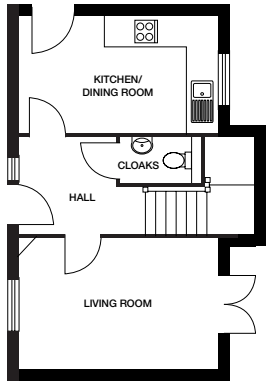
Bedroom 2

4100mm x 2945mm (max) 13' 5" x 9' 7" (max)

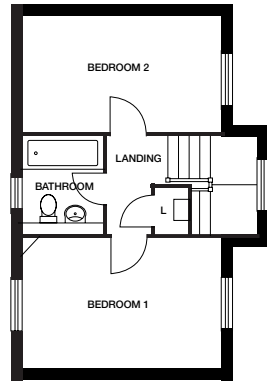
Bathroom

2485mm x 1895mm (max) 8' 1" x 6' 2" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 132.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plot 132

Knighton

Ground floor

Kitchen/Dining Room

4215mm x 2475mm (max) 13' 9" x 8' 1" (max)

Living Room

4215mm x 2810mm 13' 9" x 9' 2"

Cloaks

1750mm x 980mm (max) 5' 8" x 3' 2" (max)

First floor

Bedroom 1

4215mm x 2810mm 13' 9" x 9' 2"

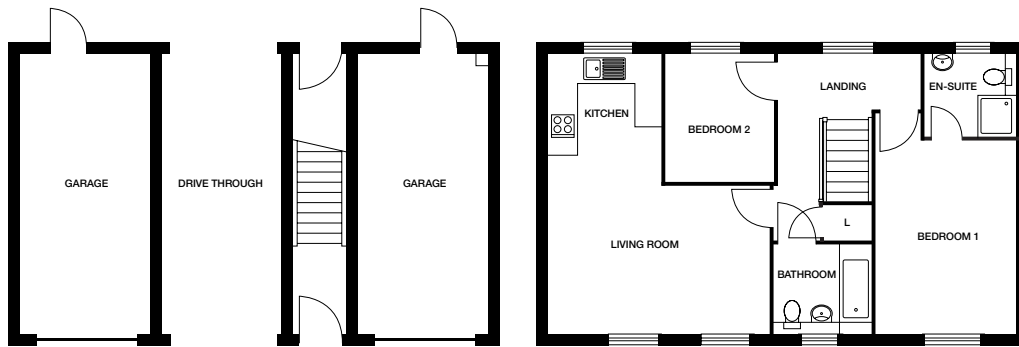
Bedroom 2

4215mm x 2475mm 13' 9" x 8' 1" (max)

Bathroom

2075mm x 1680mm (max) 6' 9" x 5' 6" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor

First floor



CGI shows plot 105.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

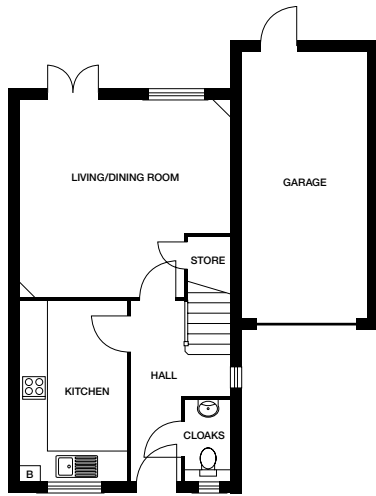
Plot 105

Brompton

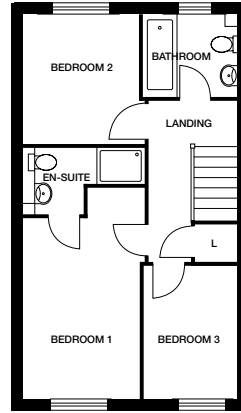
First floor

Kitchen 2440mm x 2150mm (max)	8' 0" x 7' 0" (max)	En-suite 1920mm x 1740mm (max)	6' 3" x 5' 8" (max)
Living/Dining Room 4820mm x 3865mm (max)	15' 9" x 12' 8" (max)	Bedroom 2 2740mm x 2350mm	8' 11" x 7' 8"
Bedroom 1 4160mm x 3010mm	13' 7" x 9' 10"	Bathroom 2115mm x 1880mm (max)	6' 11" x 6' 2" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plots 114 & 115.
CGIs are indicative, external finishes and features may vary.

3 bedroom home

Plots 93, 94, 95, 96, 97, 98, 106, 107, 108, 109, 114, 115, 116, 121 & 122

Ringwood

Ground floor

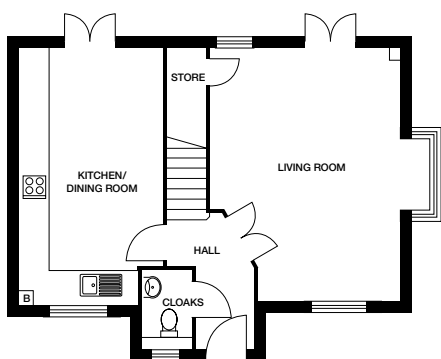
Kitchen	3910mm x 2325mm (max)	12' 9" x 7' 7" (max)
Living/Dining Room	4550mm x 4240mm (max)	14' 11" x 13' 10" (max)
Cloaks	1715mm x 940mm (max)	5' 7" x 3' 1" (max)

First floor

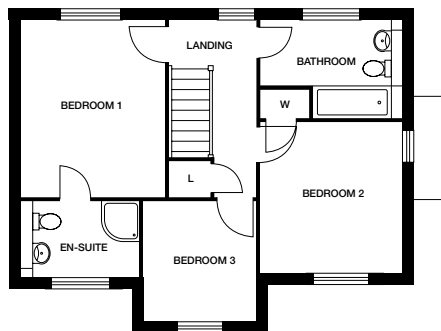
Bedroom 1	3870mm x 2460mm	12' 8" x 8' 0"
En-suite	2565mm x 1450mm (max)	8' 5" x 4' 9" (max)
Bedroom 2	2715mm x 2465mm	8' 10" x 8' 1"
Bedroom 3	2840mm x 1980mm	9' 3" x 6' 5"
Bathroom	1975mm x 1680mm (max)	6' 5" x 5' 6" (max)

Please note: No hall windows to plots 93 & 122. Landing window to plot 106 only. Garage positions vary, please see development layout for details.

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Ground floor



First floor



CGI shows plot 99.
CGIs are indicative, external finishes and features may vary.

3 bedroom home

Plots 92, 99 & 110

Hillswood

Ground floor

Kitchen/Dining Room

5450mm x 3085mm (max) 17' 10" x 10' 1" (max)

Living Room (inc. bay)

5450mm x 4655mm (max) 17' 10" x 15' 3" (max)

Cloaks

1625mm x 1015mm (max) 5' 3" x 3' 3" (max)

First floor

Bedroom 1

3790mm x 3085mm 12' 5" x 10' 1"

En-suite

2585mm x 1540mm (max) 8' 5" x 5' 0" (max)

Bedroom 2 (excl. wardrobe)

3300mm x 3035mm 10' 9" x 9' 11"

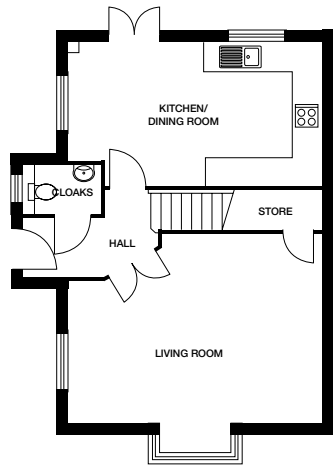
Bedroom 3

2550mm x 2415mm 8' 4" x 7' 11"

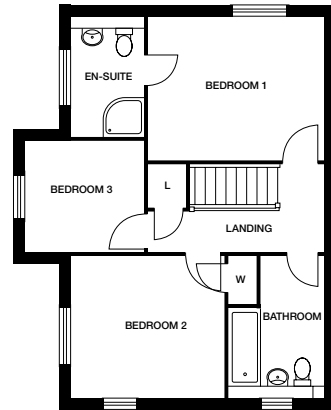
Bathroom

3035mm x 2040mm (max) 9' 11" x 6' 8" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 113.
CGIs are indicative, external finishes and features may vary.

3 bedroom home

Plots 104 & 113

Scotswood

Ground floor

Kitchen/Dining Room

5450mm x 3085mm (max) 17' 10" x 10' 1" (max)

Living Room (inc. bay)

5450mm x 4655mm (max) 17' 10" x 15' 3" (max)

Cloaks

1625mm x 1025mm (max) 5' 3" x 3' 4" (max)

First floor

Bedroom 1

3800mm x 3085mm 12' 5" x 10' 1"

En-suite

2585mm x 1540mm (max) 8' 5" x 5' 0" (max)

Bedroom 2 (excl. wardrobe)

3300mm x 3035mm 10' 9" x 9' 11"

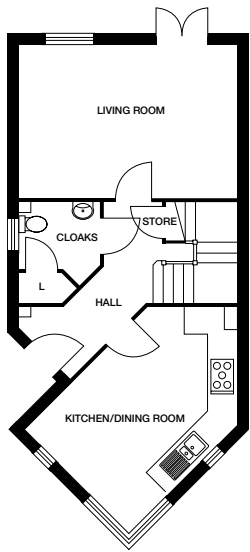
Bedroom 3

2550mm x 2415mm 8' 4" x 7' 11"

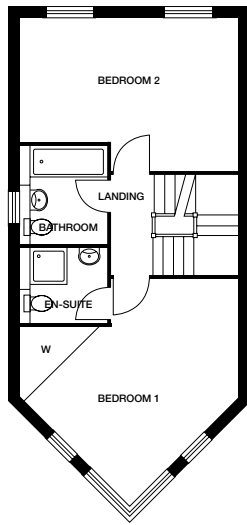
Bathroom

3035mm x 2040mm (max) 9' 11" x 6' 8" (max)

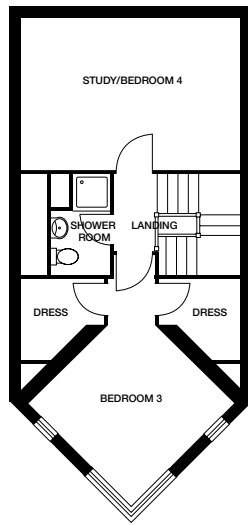
Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



Second floor



CGI shows plot 123. CGIs are indicative, external finishes and features may vary.

4 bedroom home

Plot 123

Castleford

Ground floor

Kitchen/Dining Room	5105mm x 3090mm (max)	16' 9" x 10' 1" (max)
Living Room	4670mm x 3290mm	15' 3" x 10' 9"
Cloaks	1805mm x 1690mm (max)	5' 11" x 5' 6" (max)

First floor

Bedroom 1	4880mm x 4670mm (max)	16' 0" x 15' 3" (max)
En-suite	1850mm x 1605mm (max)	6' 0" x 5' 3" (max)
Bedroom 2	4670mm x 3290mm (max)	15' 3" x 10' 9" (max)
Bathroom	2150mm x 1850mm (max)	7' 0" x 6' 0" (max)

Second floor

Bedroom 3	3090mm x 3090mm	10' 1" x 10' 1"
Bedroom 4/Study	4670mm x 3290mm (max)	15' 3" x 10' 9" (max)
Shower Room	2190mm x 1250mm (max)	7' 2" x 4' 1" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



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