



John Shepherd

Estate Agents



Plot 4 New Court Gardens
Alderbrook Road
Solihull
B91 1NR

Price On Application

Freehold

- Brand New Luxury Detached Residence Set Over 3 Storeys
- Secure gate entrance to Private Road
- Six double bedrooms
- Sublime location in Solihull town centre



Solihull offers an excellent range of amenities which includes the renowned Touchwood 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) and London Marylebone. In addition, the National Exhibition Centre, 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.

A bespoke development of just seven large family homes offering the highest level of quality and finish. Newcourt Gardens will be setting the standard on one of the best roads in Solihull. Offering detached property ranging up to 4500 square feet, the development in its early stages will offer the purchaser an opportunity to progress pre construction interest on this flagship site.

Newcourt Gardens is within accessible proximity to the well regarded schooling of Solihull town centre, including private schooling at Saint Martin's School for Girls and co-educational facility at Solihull School. The town centre continues to thrive around the indoor Touchwood shopping centre, home to John Lewis and an array of restaurants, bars and eateries.

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* The following internal photographs are for guidance only to show specification within the property.



ON THE GROUND FLOOR

ENTRANCE HALL

GUEST CLOAKROOM

DINING ROOM

DRAWING ROOM WITH FRENCH DOORS TO REAR

STUNNING BREAKFAST KITCHEN

UTILITY ROOM

LARDER CUPBOARD

ON THE FIRST FLOOR

LANDING

MASTER BEDROOM SUITE

DRESSING ROOM

EN-SUITE BATHROOM

BEDROOM 2

JACK & JILL BATHROOM Also accessed from the landing area.

BEDROOM 3

EN-SUITE SHOWER ROOM

BEDROOM 4

STUDY

ON THE SECOND FLOOR

LANDING WITH STORE CUPBOARD

BEDROOM 5

EN-SUITE SHOWER ROOM

BEDROOM 6

SHOWER ROOM

OUTSIDE

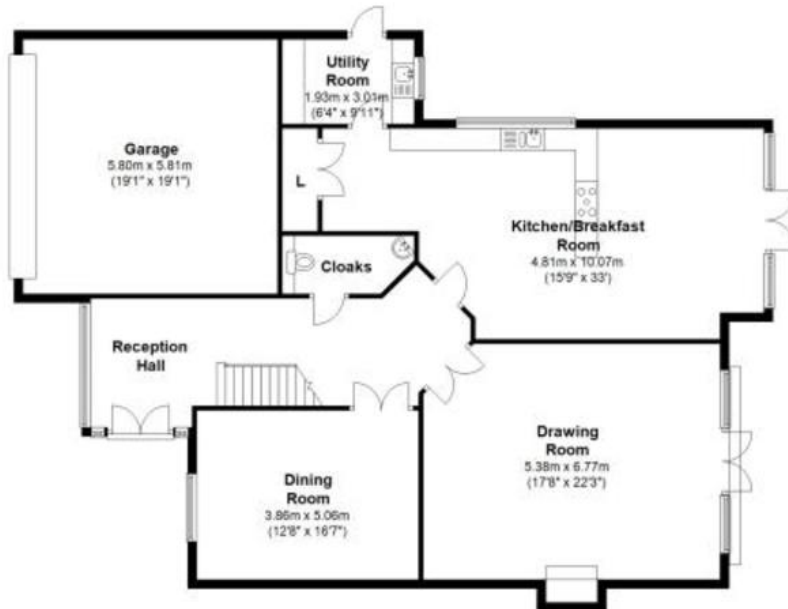
REAR GARDEN

DOUBLE INTEGRAL GARAGE





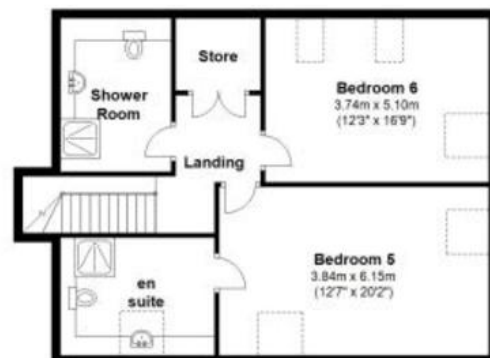
Ground Floor



First Floor



Second Floor



SPECIFICATION

- * Kitchens supplied by HK Creations and include 2 single Miele ovens, a Miele steam oven, Miele microwave and 2 Miele warming drawers. Integrated Neff fridge, freezer and dishwasher with a Caple glass fronted wine cooler. Quooker boiling water tap and Olumpuss spring tap. In the utility there is a Bosch washing machine and Bosch tumble dryer
- * Bathrooms by Reflections Studio with beautiful detailing throughout
- * Burglar alarm
- * Underfloor heating to both ground and first floors
- * All internal doors will be French polished
- * Tile selection from Porcelanosa plus a selection of neutral carpets
- * Electric garage doors
- * Private gated access
- * 10 year CRL warranty

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. Floor plans are for identification purposes only and not to scale. 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 deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

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.

John Shepherd, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd and any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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