



Majorelle  
4 Spies Gardens  
(Off Spies Lane)  
Halesowen  
B62 9FD

**Price: £388,950**

All Buildings Great & Small

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A rare opportunity to acquire a brand new two bedroom detached bungalow in a popular residential locality just off Spies Lane and under construction by Gillato Limited.

At Spies gardens a new development of just four properties are being built and are nearing completion.

- Samsung air sourced heat pumps
- Underfloor heating
- Luxury vinyl floor tiling
- High speed 'full fibre' connectivity
- EV charge point
- Principal bedroom with ensuite.
- Well appointed fitted kitchen
- Two parking spaces with stone finish
- Flush fit casement windows in Agate Grey providing a modern contemporary look.

Gillato is a family run property development firm that focuses on small sites in the West Midlands. The property is of traditional cavity construction built in concrete blockwork with rendered elevation, a solid floor and surmounted with a slate effect pitched roof. The walls, floor and roof space are insulated.

## THE BUNGALOW COMPRISES

Reception Hall, Lounge, Fitted Kitchen, Two Bedrooms (principal with ensuite shower room), Bathroom, Enclosed Gardens.

## THE ACCOMMODATION COMPRISES

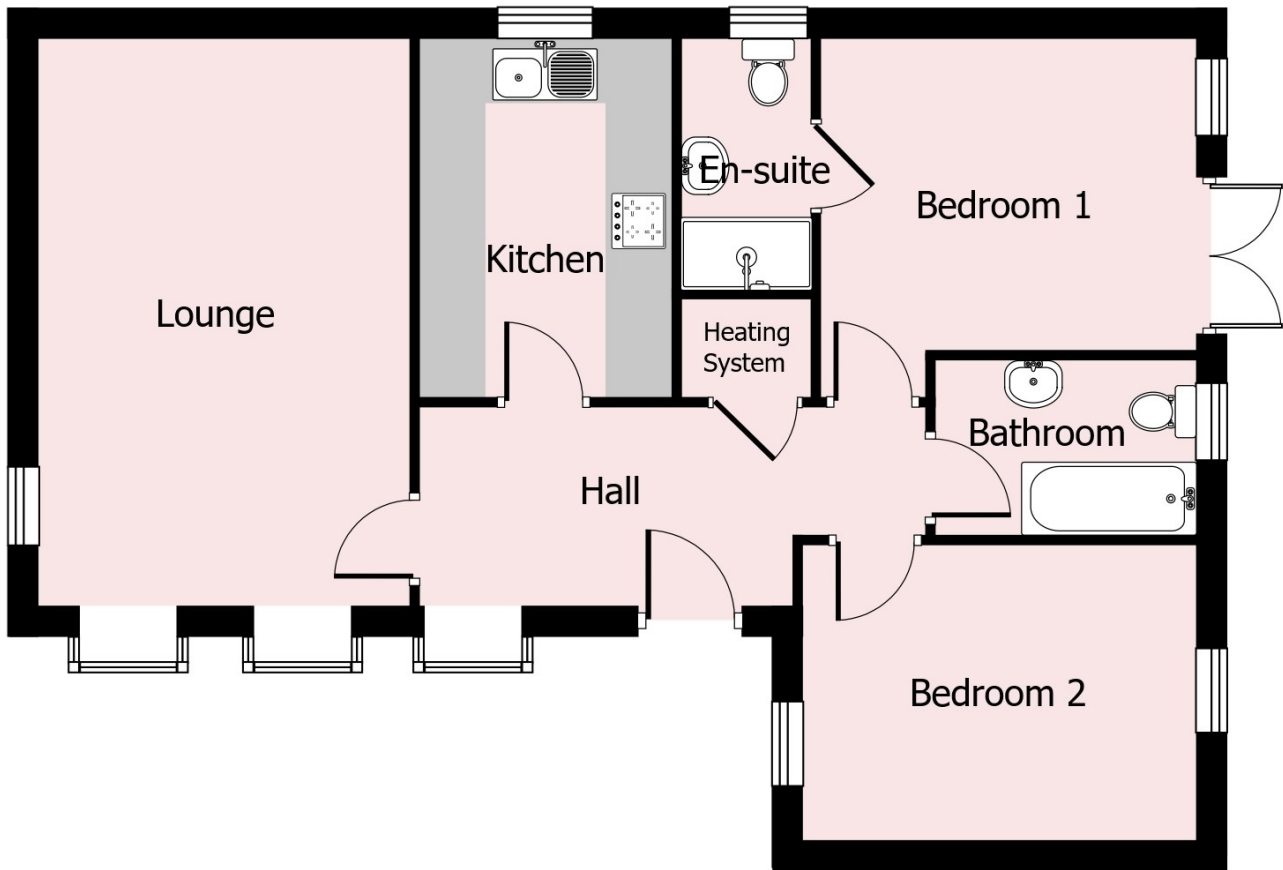
Reception hall

Lounge	5.40m x 3.54m	17'8" x 11'7"
Kitchen	3.39m x 2.39m	11'1" x 7'10"
Bedroom 1	3.56m x 2.94m	11'8" x 9'7"
Ensuite	2.36m x 1.19m	7'8" x 3'10"
Bedroom 2	3.74m x 2.80m	12'3" x 9'2"
Bathroom	2.47m x 1.67m	8'1" x 5'5"

## TENURE

The bungalow will be sold freehold.





Not to scale. This floor plan is for illustration purposes only.  
The position and size of doors, windows and other features are approximate.

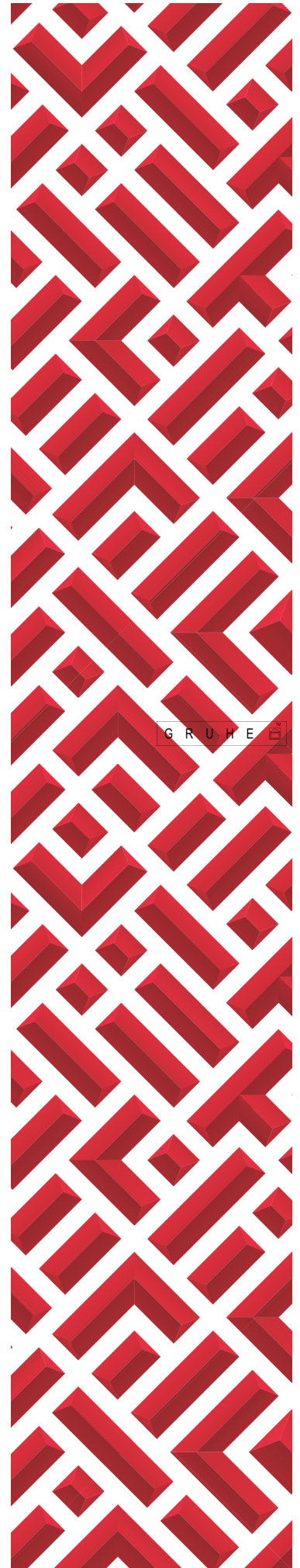
## THE HEATING SYSTEM

A Samsung air sourced heat pump is installed with multi zone controls and a 7 year warranty is provided. The system offers a high efficiency and cost effective solution to providing heating and hot water. Hot water passes through the net work of pipes in the solid floor to provide underfloor heating. Luxury vinyl tile flooring is provided to assist with the heat transmission into the bungalow.

Mains water and electricity is provided to the bungalow. The bungalow has Cat 5 cabling installed to enable the transmission of data at high speeds and will be ideal for you to connect to your own service provider. (Your service provider may make a connection fee and you are advised to check with your chosen supplier)







## PARKING

Each of the properties being built have two car parking spaces. There are also in addition two visitor spaces that can be utilised on a first come basis.

Spies Gardens is a private road and thus the owners of Nos 2, 4, 6 and 8 Spies Gardens will jointly share the maintenance responsibility of the road and pumped drainage systems. A pumped drainage system with two pumps and a holding tank has been installed to pump foul drainage back into Spies Lane. A storm water drain system with an attenuation tank is also installed and also has two pumps to deal with surface water drainage. The developer will enter into a maintenance contract on behalf of the residents and pay for any servicing of the pumps during the first two years from commencement of the pump becoming operational.

After the two year period has expired the residents will become equally responsible for the payment currently estimated by the developer at around £125 plus VAT per dwelling based on charges as at today. (Estimated £500 plus VAT) There will also be an additional charge for the electricity to serve the pumps. A separate meter is installed in this respect.



## SECURITY

Set in a private cul-de-sac each property has multi point locks on all external door access points. Video monitoring from front door bell.

## SPECIFICATION SUMMARY

Each bungalow includes the following:

- 1) Composite doors with matt black furniture
- 2) Recessed ceiling spot lighting in Reception hall, kitchen ensuite and bathrooms.
- 3) Appliances to include electric oven, electric hob, cooker hood, integrated fridge/freezer and integrated dishwasher, (space and plumbing for washing machine)
- 4) Quality Reed green coloured units with stainless steel handles from Howdens with complementary slim work surfaces inset single drainer sink with mixer tap.
- 5) Fully tiled ensuites with shower, vanity unit with basin, WC with low level flush, extractor fan, heated towel rail, fully tiled walls, back lit mirror.
- 6) Bathroom with panel bath, vanity unit and basin, WC with low level flush, heated towel rail and ceramic tiled splash backs, extractor fan.
- 7) A paved terrace area will be provided at the rear with paved access at the side to the private road. The rear garden will be grassed. External lighting will be provided.







## THE CONSUMER CODE AND WARRANTY DETAILS

ADVANTAGE Structural defects insurance has issued their own Consumer Code and copies are available from Scriven and Co and should be read prior to purchase.

The purpose of the code is to ensure that home buyers are treated fairly, know what service levels to expect, receive reliable information upon which to make their decisions and know how to access low cost dispute resolution arrangements if they are dissatisfied. The code will apply to all Home buyers. ADVANTAGE AHC1 is responsible for managing the code.

Gillato have entered into an arrangement with Advantage Structural Defects Insurance. The AHC1 cover provided (the policy) is designed to meet the insurance cover required to be provided in respect of the new home warranty schemes in accordance with the Council of Mortgage lenders hand book for England and Wales. Structural Defects Warranty and Insurance.

Structural defects warranty protects against defects in newly built or converted and refurbished residential developments. A copy of the Advantage 10 year insurance cover is available upon request and commences once the property is built.



## VIEWING

Strictly by prior arrangement via the selling agents. Prospective purchasers are not to enter the site of inspect the property unless by prior appointment due to health and safety reasons, via agents. 0121 422 4011. Prospective purchasers will be met at the site entrance.

### Important notices

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**VAT** : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**ISO 9001:2015** :The management system of Scriven & Co has been registered byIntertek as conforming to the requirements of ISO 9001:2015, applicable to Estate AgencyServices—Valuations, sales, lettings and letting management of commercial andresidential properties. (REV03:09/23).





**USEFUL LINKS FOR PROPERTY INFORMATION:**

Find information about a property in England or Wales:  
<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:  
<https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England: <https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:  
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>  
<https://www.findmysupplier.energy>

Electric supply:  
<https://www.energynetworks.org/customers/find-my-network-operator>  
<https://www.nationalgrid.co.uk>

Water supplier:  
<https://www.ofwat.gov.uk/households/your-water-company>  
<https://www.water.org.uk/customers/find-your-supplier>



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011 (OPTION 1)
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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