




Peartree Lane
CRADLEY HEATH

Peartree Lane

9 high-quality homes, featuring a mix of 3 & 4 bedroom terraced & semi-detached properties

Petford Street/Pear Tree Lane | Cradley Heath | West Midlands | B64 6DY

Grove.
LAND & NEW HOMES



Peartree Lane at a glance.

- 3 & 4 bedroom terraced & semi-detached homes
 - Thoughtfully designed, energy efficient homes
 - EV Charging Points 
 - Advantage New Homes Warranty
 - Easy access to Merry Hill and commuter routes
 - Solar panels
 - Good choice primary & secondary schools nearby
-

Location.

Peartree Lane is a quiet residential road situated between Cradley Heath and Old Hill. The nearby A4100 and A459 provide easy access to the centre of Cradley Heath, Merry Hill, Dudley, Halesowen, Stourbridge, Birmingham and Wolverhampton.

The Midlands motorway network is easily reached via the M5's junctions 3 or 4.

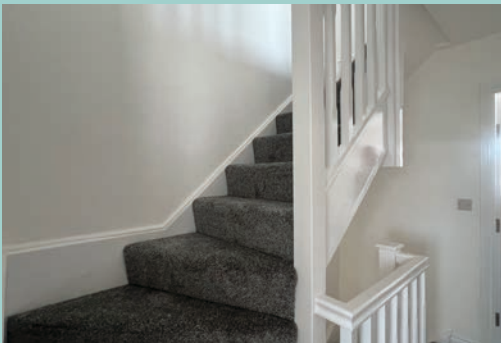
This development is in an ideal location for growing families with a wide choice of local schools, colleges and leisure pursuits within easy reach.

Nearby Cradley Heath and Old Hill train stations provide regular connections on the main Birmingham Snow Hill to Worcester line.

Peartree Lane/Petford Street
Cradley Heath, West Midlands B64 6DY.

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Specification

External Finish

- Driveway with EV Charge Point..
- Fenced rear garden with patio area.
- Outdoor tap and power point.
- Solar panels.



Internal Finish

- White walls, ceilings & woodwork.

Kitchen

- Neutral kitchen units and worktops.
- Swan neck lever tap.
- Lamona Oven & electric Hob with extractor hood.
- Lamona Dishwasher.
- Lamona Washer/Dryer.
- Pendant & spot lights.
- SPC flooring - neutral.

Bathrooms

- White sanitary ware.
- Rainfall shower.
- Towel radiator.
- Fully tiled.
- Tiled flooring.

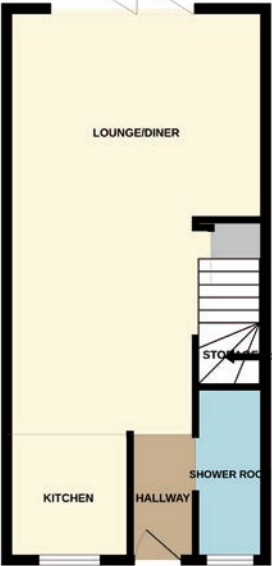
Electrical

- Lighting to front & rear.
- Internet connection.
- Lighting to rooms.
- Aerial points.
- Electric sockets.

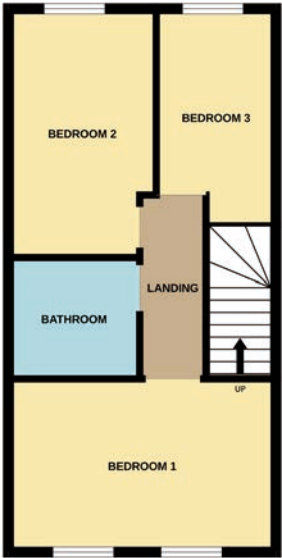
Warranty

- Advantage New Homes Warranty.

Plots 1, 3 & 5



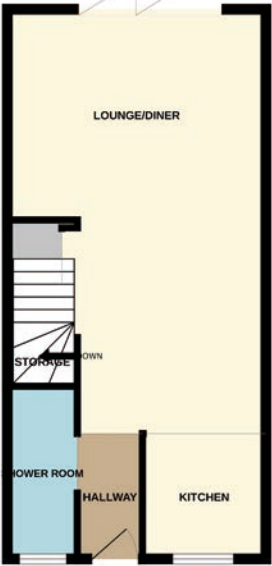
GROUND FLOOR



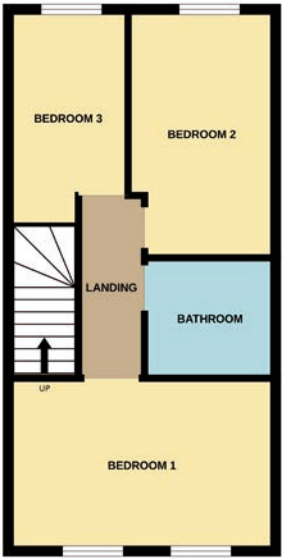
FIRST FLOOR

TOTAL FLOOR AREA	852 sq. ft. (79.2m ²) approx.
Ground Floor	423 sq. ft. (39.3m ²) approx.
First Floor	430 sq. ft. (39.9m ²) approx.

Plots 2 & 4



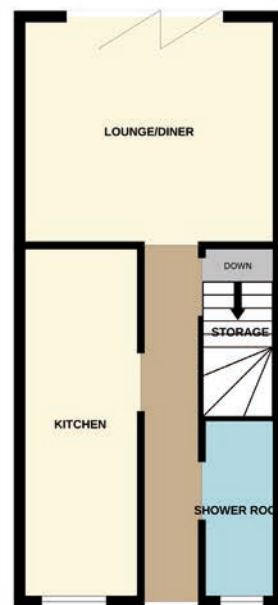
GROUND FLOOR



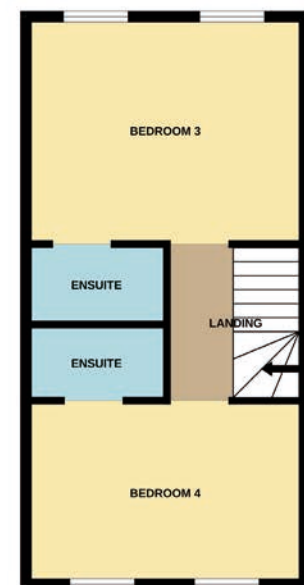
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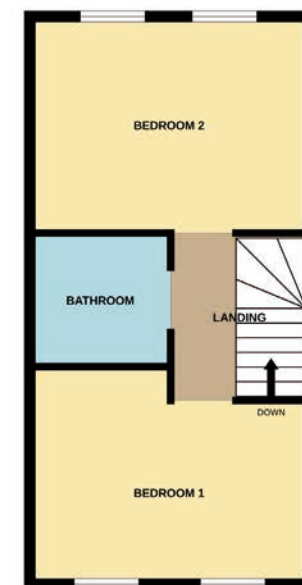
TOTAL FLOOR AREA	1,173sq.ft. (109.0m ²) approx.
Ground Floor	375sq.ft. (34.9m ²) approx.
First Floor	388sq.ft. (36.0m ²) approx.
Second Floor	410sq.ft. (38.1m ²) approx.



GROUND FLOOR



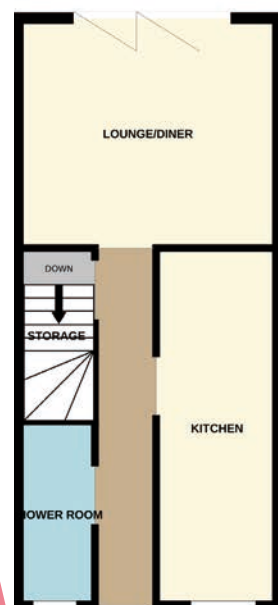
FIRST FLOOR



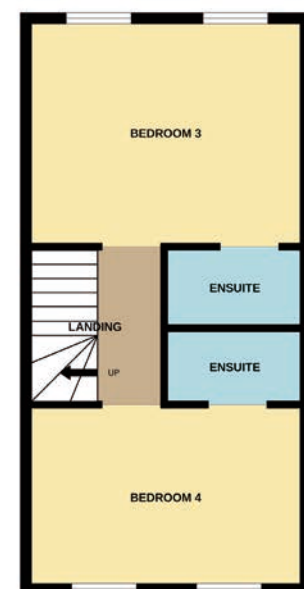
SECOND FLOOR

Plot 6

TOTAL FLOOR AREA	1,173sq.ft. (109.0m ²) approx.
Ground Floor	375sq.ft. (34.9m ²) approx.
First Floor	388sq.ft. (36.0m ²) approx.
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GROUND FLOOR



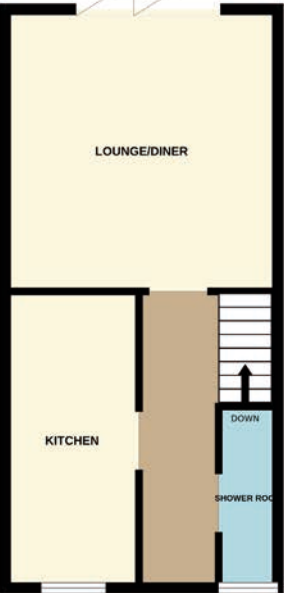
FIRST FLOOR



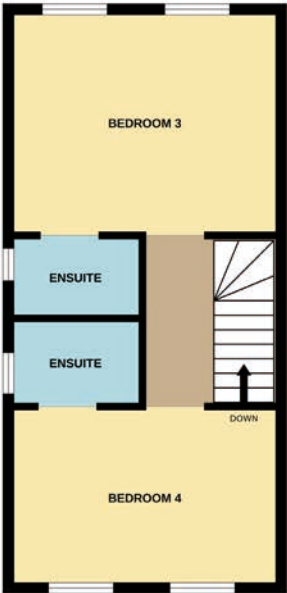
SECOND FLOOR

Plot 7

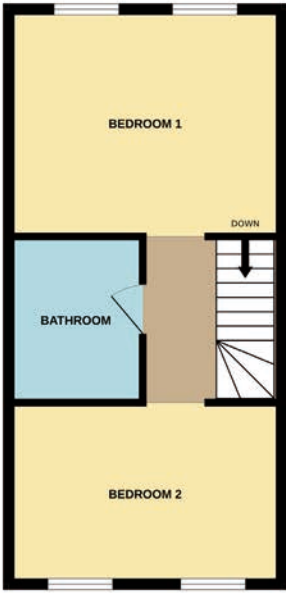
Plot 8



GROUND FLOOR



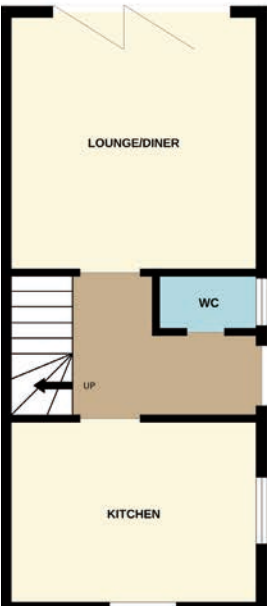
FIRST FLOOR



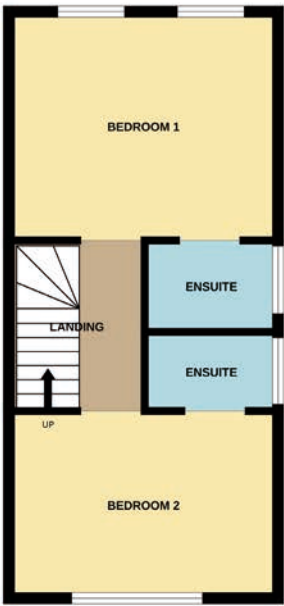
SECOND FLOOR

TOTAL FLOOR AREA	1,173sq.ft. (109.0m²) approx.
Ground Floor	375sq.ft. (34.9m²) approx.
First Floor	388sq.ft. (36.0m²) approx.
Second Floor	410sq.ft. (38.1m²) approx.

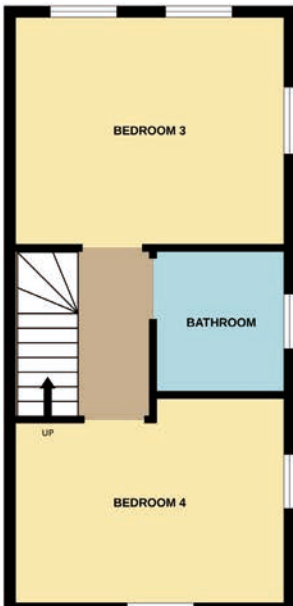
Plot 9



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOTAL FLOOR AREA	1,173sq.ft. (109.0m²) approx.
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Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Grove. Estate Agents at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.



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